

Napa County

1195 THIRD STREET
SUITE 310
NAPA, CA 94559



Agenda

Wednesday, September 17, 2025

9:00 AM

**Board of Supervisors Chambers
1195 Third Street, Third Floor
Napa, CA 94559**

Planning Commission

District 1, Kara Brunzell (Vice-Chair)

District 2, Walter Brooks

District 3, Molly Moran Williams

District 4, Pete Richmond

District 5, Megan Dameron (Chair)

Brian D. Bordona, Director

Laura Anderson, County Counsel

Michael Parker, Planning Manager

Alexandria Quackenbush, Meeting Clerk

Angie Ramirez Vega, Meeting Clerk

Aime Ramos, Meeting Clerk

How to Watch or Listen to the Napa County Planning Commission Meetings

The Napa County Planning Commission will continue to meet pursuant to the annually adopted meeting calendar available at the following link:

<https://www.countyofnapa.org/DocumentCenter/View/35930/2025-Planning-Commission-Meeting-Calendar?bidId=>

The Napa County Planning Commission meets as specified in its adopted annual calendar on the first and third Wednesdays of the month at 9:00 A.M. at 1195 Third Street, Suite 310, Napa, California 94559. The meeting room is wheelchair accessible. Assistive listening devices and interpreters are available through the Clerk of the Planning Commission. Requests for disability related modifications or accommodations, aids or services may be made to the Clerk of the Planning Commission's office no less than 72 hours prior to the meeting date by contacting (707) 253-4417 or meetingclerk@countyofnapa.org.

The Napa County Planning Commission realizes that not all County residents have the same ways to stay engaged, so several alternatives are offered. Remote Zoom participation for members of the public is provided for convenience only. In the event that the Zoom connection malfunctions for any reason, the Planning Commission reserves the right to conduct the meeting without remote access.

Please watch or listen to the Planning Commission meeting in one of the following ways:

1. Attend in-person at the Board of Supervisors Chambers, 1195 Third Street, Napa, Third Floor.
2. Watch online at <https://napa.legistar.com/calendar.aspx> (click the "In Progress" link in the "Video" column).
3. Watch on Zoom using the attendee link: <https://countyofnapa.zoom.us/j/87621457786>. Make sure the browser is up-to-date.
4. Listen on Zoom by calling 1-669-900-6833 (Meeting ID: 876-2145-7786).
5. Watch on your TV - Napa Valley TV Channel 28.

If you are unable to attend the meeting in person and wish to submit a general public comment or a comment on a specific agenda item, please do the following:

1. Email your comment to meetingclerk@countyofnapa.org. Emails will not be read aloud but will still become part of the public record and shared with the Planning Commission.
2. Use the Zoom attendee link: <https://Countyofnapa.zoom.us/j/87621457786>. Make sure the browser is up-to-date. When the Chair calls for the item on which you wish to speak, click "raise hand". Please limit your remarks to three minutes.

3. Call the Zoom phone number: 1-669-900-6833. (Meeting ID: 876-2145-7786). When the Chair calls for the item on which you wish to speak, press *9 to raise hand. Please limit your remarks to three minutes.

****Please note that phone numbers in their entirety will be visible online while speakers are speaking****

For more information, please contact us via telephone at (707) 253-4417 or send an email to meetingclerk@countyofnapa.org

ANY MEMBER OF THE AUDIENCE DESIRING TO ADDRESS THE COMMISSION:

ON A MATTER ON THE AGENDA

Please proceed to the podium when the matter is called and, after receiving recognition from the Chair, give your name and your comments or questions. In order that all interested parties have an opportunity to speak, please be brief and limit your comments to the specific subject under discussion. Time limitations shall be at the discretion of the Chair or Commission, but is generally limited to three minutes.

ON A MATTER NOT ON THE AGENDA

Public comment is an opportunity for members of the public to speak on items that are not on the agenda but are within the subject matter jurisdiction of the Commission. Public comment is limited to three minutes per speaker, subject to the discretion of the Chair. Comments should be brief and focused, and speakers should be respectful of one another who may have different opinions. Please remember this meeting is being recorded and broadcast on live television. The County will not tolerate profanity, hate speech, abusive language, or threats. Also, while public input is appreciated, the Brown Act prohibits the Commission from taking any action on matters raised during public comment that are not on the agenda.

- 1. CALL TO ORDER; ROLL CALL**
- 2. PLEDGE OF ALLEGIANCE**
- 3. CITIZEN COMMENTS AND RECOMMENDATIONS**

The Commission invites Citizen comments and recommendations concerning current issues and future prospects of a planning nature which are within the jurisdiction of the Planning Commission. Anyone who wishes to speak to the Commission on such a matter, if it is not on the agenda, may do so at this time.

- 4. APPROVAL OF MINUTES**

The Clerk of the Commission request approval of Minutes for the meeting held on: September 3, 2025 (Commissioner Kara Brunzell was excused)

- 5. AGENDA REVIEW**
- 6. DISCLOSURES**
- 7. PUBLIC HEARING ITEMS**

A. STEVEN CONTURSI / ARROW AND BRANCH WINERY / USE PERMIT MAJOR MODIFICATION P23-00057-MOD

[25-1606](#)

CEQA Status: Consideration and possible adoption of a Mitigated Negative Declaration. According to the proposed Mitigated Negative Declaration, the proposed project would not have any potentially significant environmental impacts after implementation of mitigation measures. Mitigation measures are proposed for the following areas: Biological and Noise Resources. The project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

Request: Approval of a Use Permit Major Modification to include the following: an increase wine production from 30,000 gallons per year to 45,000 gallons per year, increase employment, increase daily tours and tasting by appointment only, increase marketing events, expansion of an existing winery building to create additional production and accessory space, construction of a covered terrace with outdoor tasting, installation of an approximately 81,000 gallon process water storage tank, and reconfigure existing parking.

The project is located on an approximately 10.09-acre site within the Agricultural Preserve (AP) zoning district with a General Plan land use designation of Agricultural Resource (AR) at 5215 Solano Ave, Napa, CA 94558; APN: 034-190-040-000.

Staff Recommendation: Adopt the Initial Study/Mitigated Negative Declaration prepared for the project and approve Use Permit Major Modification No. P23-00057-MOD, as conditioned.

Staff Contact: Matt Ringel, Planner III,
Matthew.ringel@countyofnapa.org, (707) 299-1351

Applicant Contact: Steven Contursi, 1042 North Pacific Coast Hwy,
Laguna Beach, CA 92651

Applicant Representative Contact: Donna Oldford, Plans 4 Wine, 2620
Pinot Way, St. Helena, CA 94558; dboldford@aol.com; (707) 204-5794

- Attachments:** [Attachment A - Initial Study/Mitigated Negative Declaration and MMRP](#)
[Attachment B - Recommended Findings](#)
[Attachment C - Recommended Conditions of Approval](#)
[Attachment D - 45000g Winery Comparison Table](#)
[Attachment E - Application and Project Narratives](#)
[Attachment F - Water Availability Analysis Tier I & III](#)
[Attachment G - Biological Reports](#)
[Attachment H - Environmental Noise Assessment](#)
[Attachment I - Onsite Wastewater Disposal Feasibility Study](#)
[Attachment J - Transient Non-Community Water System Information](#)
[Attachment K - Stormwater Control Plan](#)
[Attachment L - Graphics](#)
[Attachment M - Public Comment](#)
[Item 7A Noise Study Addendum\(added after initial agenda posting\)](#)
[Item 7A - Water Audit Comment Letter\(added after initial agenda posting\).pdf](#)
[Item 7A- Update Memo.pdf](#)
[Item 7A - Public Comment\(added after initial agenda posting\).pdf](#)
[Item 7A - Public Comment \(added after initial agenda posting\)](#)
[Item 7A- Presentation\(added after meeting\).pdf](#)
[Item 7A- Public Comment \(added after meeting\).pdf](#)

8. ADMINISTRATIVE ITEMS

9. DIRECTOR OR DIRECTOR'S DESIGNEE REPORT

- DISCUSSION OF ITEMS FOR THE OCTOBER 1, 2025 REGULAR MEETING
- BOARD OF SUPERVISORS ACTIONS
- OTHER DEPARTMENT ACTIVITIES
- CODE COMPLIANCE REPORT
- ZONING ADMINISTRATOR ACTIONS
- OTHER PENDING PROJECTS' STATUS

10. COMMISSIONER COMMENTS/COMMITTEE REPORTS

11. ADJOURNMENT

I HEREBY CERTIFY THAT THE AGENDA FOR THE ABOVE STATED MEETING WAS POSTED AT A LOCATION FREELY ACCESSIBLE TO MEMBERS OF THE PUBLIC AT THE NAPA COUNTY ADMINISTRATIVE BUILDING, 1195 THIRD STREET, NAPA, CALIFORNIA ON 9/5/25 BY 12 P.M. A HARDCOPY SIGNED VERSION OF THE CERTIFICATE IS ON FILE WITH THE CLERK OF THE COMMISSION AND AVAILABLE FOR PUBLIC INSPECTION.

ANGIE RAMIREZ VEGA (By e-signature)

Angie Ramirez Vega, Clerk of the Commission



Napa County
Board Agenda Letter

1195 THIRD STREET
SUITE 310
NAPA, CA 94559
www.countyofnapa.org
Main: (707) 253-4580

Planning Commission

Agenda Date: 9/17/2025

File ID #: 25-1606

TO: Napa County Planning Commission
FROM: Brian D. Bordona, Director Planning, Building and Environmental Services
REPORT BY: Matt Ringel, Planner III
SUBJECT: Arrow and Branch Winery Use Permit Major Modification (P23-00057-MOD)

RECOMMENDATION

STEVEN CONTURSI / ARROW AND BRANCH WINERY / USE PERMIT MAJOR MODIFICATION P23-00057-MOD

CEQA Status: Consideration and possible adoption of a Mitigated Negative Declaration. According to the proposed Mitigated Negative Declaration, the proposed project would not have any potentially significant environmental impacts after implementation of mitigation measures. Mitigation measures are proposed for the following areas: Biological and Noise Resources. The project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

Request: Approval of a Use Permit Major Modification to include the following: an increase wine production from 30,000 gallons per year to 45,000 gallons per year, increase employment, increase daily tours and tasting by appointment only, increase marketing events, expansion of an existing winery building to create additional production and accessory space, construction of a covered terrace with outdoor tasting, installation of an approximately 81,000 gallon process water storage tank, and reconfigure existing parking.

The project is located on an approximately 10.09-acre site within the Agricultural Preserve (AP) zoning district with a General Plan land use designation of Agricultural Resource (AR) at 5215 Solano Ave, Napa, CA 94558; APN: 034-190-040-000.

Staff Recommendation: Adopt the Initial Study/Mitigated Negative Declaration prepared for the project and approve Use Permit Major Modification No. P23-00057-MOD, as conditioned.

Staff Contact: Matt Ringel, Planner III, Matthew.ringel@countyofnapa.org, (707) 299-1351

Applicant Contact: Steven Contursi, 1042 North Pacific Coast Hwy, Laguna Beach, CA 92651

Applicant Representative Contact: Donna Oldford, Plans 4 Wine, 2620 Pinot Way, St. Helena, CA 94558; dboldford@aol.com; (707) 204-5794

EXECUTIVE SUMMARY

Proposed Actions:

That the Planning Commission:

1. Adopt the Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (MMRP) based on recommended Findings 1-7 in Attachment B;
2. Approve the Use Permit Major Modification (P23-00057-MOD) based on recommended Findings 8-12 in Attachment B, and subject to the recommended Conditions of Approval in Attachment C.

Discussion:

The proposed project includes the increase of wine production from 30,000 gallons to 45,000 gallons per year, an expansion of production space, an expansion of space for accessory uses (wine tasting and offices), an increase of one full time employee from four (4) to five (5) full-time employees, and an increase to the winery's existing by appointment visitation and marketing programs. Additionally, the proposal includes the construction of an outdoor terrace for wine tasting (Business & Professions Code §23358, 23390 and 23396.5), with a second floor outdoor patio above the terrace, landscaping improvements, relocation and reconfiguration of onsite parking, and the construction of a 81,000 gallon process water storage tank. The project includes approximately 1,500 cubic yards of earthwork for structural pads and exterior improvements., Staff has reviewed the proposed project and supports granting approval, subject to the attached recommended Findings and recommended Conditions of Approval included in Attachments B and C, respectively. Wineries are conditionally permitted uses within the Agricultural Preserve (AP) zoning district. The project is located within one (1) mile of seven (7) existing wineries and is surrounded with residential homes. The majority of the project's proposed disturbance area has previously been disturbed and includes the existing winery. With the implementation of a process wastewater system that uses treated water to offset an existing water use for approximately four (4) acres of on-site vineyards, the proposed project would not increase groundwater demand. The winery will maintain a water use of 3.97 acre-feet per year (AFY).

Based on the reasons stated above, staff recommends approval of the project, subject to the recommended Conditions of Approval.

ENVIRONMENTAL IMPACT

ENVIRONMENTAL DETERMINATION: Consideration and possible adoption of a Mitigated Negative Declaration. According to the proposed Mitigated Negative Declaration, the proposed project would not have any potentially significant environmental impacts after implementation of mitigation measures. Mitigation measures are proposed for the following areas: Biological and Noise Resources. The project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

BACKGROUND AND DISCUSSION

Owner/Applicant: Steven Contursi, 1042 North Pacific Coast Hwy, Laguna Beach, CA 92651

Representative: Donna Oldford, Plans 4 Wine, 2620 Pinot Way, St. Helena, CA 94558; dboldford@aol.com; (707) 204-5794

Zoning: Agricultural Preserve (AP)

General Plan Designation: Agricultural Resource (AR)

Parcel size: 10.09-acres

Application Filed: March 14, 2023

Application Deemed Complete: November 19, 2024

State Clearinghouse Number: 2025080635

Existing Development: Access to the project site is located off of Solano Avenue, approximately 0.2 miles south of the intersection of Solano Avenue and Darms Lane. The project includes one (1) parcel approximately 10.09 acres in size and includes an existing winery and vineyards. The parcel has one ingress/egress point Solano Avenue. The project site is at approximately 115 feet above mean sea level (amsl). The proposed winery

expansions are located within an developed and recently disturbed portions of the parcel with slopes between zero (0) and six (6) percent slopes. The property is adjacent to a blue line stream and contains Valley Oak (California Bay - Coast Live Oak - Walnut - Ash) Riparian Forest. Land uses in the area are dominated by large lot residential properties, wineries, and vineyards. There are several nearby off-site residences, with the closest measuring approximately 195feet to the northwest from the proposed winery.

Request: The proposal is to modify a Use Permit for an existing winery to allow the following:

1) Increase annual production capacity from 30,000 gallons to 45,000 gallons; 2)Expansion of an existing winery building by adding approximately 3,529 square feet of additional production space and conversion of approximately 1,721 square feet of space for accessory uses to production space, totaling 13,797 square feet of production space, and construction of approximately 4,308 square feet for additional accessory uses, totaling 4,687 square feet for accessory uses;; 3) Excavation of approximately 1,500 cubic yards of spoils associated with the construction of proposed structural pads and exterior improvements; 4) Increase employment from four (4) full-time employees to five (5) full-time employees; 5) Increase tours and tastings by appointment only from 15 visitors per day (up to 105 visitors per week) to 34 visitors per day (up to 238 visitors per week); 6) Increase a marketing program, which may include catered events, as follows; i. Increase from six (6) Small Events annually to twelve (12) for up to 30 guests; ii. increase from one (1) Large Event annually to two (2) for up to 125 guests (including bus/shuttle transportation for guests); 7) On-premises consumption of wines produced on-site within the outdoor hospitality areas identified on Sheet A1.01 of the Site Plans, prepared by Taylor Lombardo Architects, dated August 3, 2023, in accordance with Business and Professions Code Sections 23358, 23390 and 23396.5 (AB 2004); 8) Hours of operation seven days a week: production 6:00 a.m. to 6:00 p.m., visitation 10:00 a.m. to 6:00 p.m. and marketing events 10:00 a.m. to 10:00 p.m. (including cleanup); 9) Relocation of onsite parking (no change in number of parking spaces); 10) On-site domestic and process wastewater treatment systems, including the installation of an approximately 81,000 gallon process water storage tank; and 11) Landscaping, and other improvements associated with wineries.

Existing Winery Building Size: 10,647 sq. ft.

Proposed Winery Building Size: 18,105 sq. ft.

Existing Winery Outdoor Covered Fermentation Size: 0 sq. ft.

Proposed Winery Outdoor Covered Fermentation Size: 620 sq. ft.

Existing/Proposed Winery Outdoor Covered Crush Pad: 1,206 sq. ft. (No Change)

Existing Winery Development Area: 15,250 sq. ft. or 0.35-acres

Proposed Winery Development Area: 18,988 sq. ft. or 0.43-acres

Existing Winery Coverage Area: 57,700 sq. ft. or 1.32-acres (maximum allowed: 25 percent or approximately

2.52-acres).

Proposed Winery Coverage Area: 61,812 sq. ft. or 1.42-acres (maximum allowed: 25 percent or approximately 2.52-acres).

Existing Accessory/Production Ratio: 24.13 percent (maximum allowed: 40 percent)

Proposed Accessory/Production Ratio: 33.97 percent (maximum allowed: 40 percent)

Existing Production Capacity: 30,000 gallons

Proposed Production Capacity: 45,000 gallons

Existing Number of Employees: Four (4) full time

Proposed Number of Employees: Five (5) full time

Existing Visitation: Hosted daily tours and tastings by appointment only for a maximum of fifteen visitors per day with a maximum of 105 visitors per week, resulting in 5,475 visitors per year.

Proposed Visitation: Hosted daily tours and tastings by appointment only for a maximum of thirty-four visitors per day with a maximum of 238 visitors per week, resulting in 12,410 visitors per year.

Existing Marketing Program: A total of six (6) marketing events per year allowing a maximum of 30 guests and one (1) marketing event per year allowing a maximum of 125 guests. The total amount of annual marketing guests allowed under the proposed program is 305.

Proposed Marketing Program: A total of twelve (12) marketing events per year allowing a maximum of 30 guests and two (2) marketing event per year allowing a maximum of 125 guests. The total amount of annual marketing guests allowed under the proposed program is 610.

Existing Days and Hours of Winery Production: 6:00 A.M. - 6:00 P.M. Monday through Sunday

Proposed Days and Hours of Visitation: 10:00 A.M. - 6:00 P.M. Monday through Sunday

Proposed Hours of Marketing Events: 11:00 A.M. - 10:00 P.M. (including clean-up)

Proposed Parking: twelve (12) parking stalls, including one (1) ADA compatible

Setbacks:

Required road setbacks: 30 feet from the centerline of Solano Avenue.

Required property line setbacks: 20 feet front, side, and rear yards setbacks.

Existing Setbacks: The existing winery meets all required road, front, side, and rear setbacks.

Adjacent General Plan Designation / Zoning / Land Use:

North: Agricultural Resource (AR) General Plan land use designation / Agricultural Watershed (AW) Zoning District / agriculture and single-family residential land uses

South: Agricultural Resource (AR) General Plan land use designation / Agricultural Watershed (AW) Zoning District / agriculture

East: Agricultural Resource (AR) General Plan land use designation / Agricultural Watershed (AW) Zoning District / agriculture, winery, and single-family residential land uses

West: Agricultural Resource (AR) General Plan land use designation / Agricultural Watershed (AW) Zoning District / agriculture and single-family residential land uses

Wineries in One (1) Mile Vicinity:

Oak Knoll Winery, Hillview Vineyard, Darms Lane Winery, Silenus Vintners, Shifflett Ranch and Vineyard, Trefethen Vineyards, and Laird Family Estates.

Parcel History:

The parcel includes vineyard and a winery, which obtained a use permit in 2013. The Winery just recently obtained final occupancy. The existing vineyard is located on slopes below 5%; therefore, an Agricultural Erosion Control Plan was not applicable.

Active Code Enforcement Cases:

There are no active code violations related to the project site.

Discussion Points:

Setting - Access to the project site is located off of Solano Avenue, approximately 0.2 miles south of the intersection of Solano Avenue and Darms Lane. The project includes one (1) parcel, approximately 10.09 acres in size and includes an existing winery and vineyards. The parcel has one ingress/egress point Solano Avenue. The project site is at approximately 115 feet above mean sea level (amsl). The proposed winery expansions are located within an developed and recently disturbed portions of the parcel with slopes between zero (0) and six (6) percent slopes. The property is adjacent to a blue line stream and contains Valley Oak (California Bay -

Coast Live Oak - Walnut - Ash) Riparian Forest. The proposed project is outside of all Stream Setbacks, as defined by the Napa County Conservation Regulations Chapter 18.108.

Winery Proposal - The Use Permit Major Modification requests the following: increase wine production from 30,000 gallons to 45,000 gallons per year, increase employment, increase daily tours and tasting by appointment only, increase marketing events, expansion of an existing winery building to create additional production and accessory space, construction of a covered terrace with outdoor tasting, installation of an approximately 81,000 gallon process water storage tank, and reconfiguration of existing parking.

The proposed physical expansion to production includes an approximately 1,573 sq. ft. barrel storage room, 1,336 sq. ft. fermentation room, and 620 sq. ft. covered outdoor fermentation pad. The proposed physical expansion to accessory spaces includes a western facing 3,929 sq. ft. two story addition, that includes an indoor tasting area, offices, a catering kitchen, a conference room, restrooms, an outdoor tasting terrace, and second floor balcony.

The proposed operational changes include changes to visitation and marketing (detailed below) and an increase in full-time employees from four (4) to five (5). No part-time employees are currently entitled or within the scope of this request.

Visitation and marketing - Consistent with the definition of “marketing of wine” (County Code Section 18.08.370), the applicant proposes expanding an existing visitation and marketing program. The winery currently has tours and tastings for up to 15 guests per day with a maximum of 105 guests per week. The proposed project requests increasing tours and tastings for up to 34 guests per day with a maximum of 238 guests per week. Visitation would be by appointment only and would occur between the hours of 10:00 a.m. and 6:00 p.m., Monday-Sunday. The winery also currently has six (6) marketing events per year allowing a maximum of 30 guests and one (1) event per year allowing a maximum of 125 guests. The proposed project requests increasing this marketing program to a total of twelve (12) marketing events per year allowing a maximum of 30 guests and two (2) marketing event per year allowing a maximum of 125 guests. Guests for the larger events (e.g., up to 125 guests) will be brought to the site via shuttle/bus. The total amount of annual marketing guests allowed under the proposed program is 610. No visitation will occur on days with marketing events. The marketing events will occur between 10:00 a.m. and 10:00 p.m. (including cleanup).

Water - A Tier I Water Availability Analysis was prepared by Applied Civil Engineering (ACE), dated July 7, 2025, and a Tier III Water Availability Analysis was prepared by Richard C. Slade & Associates LLC (RCS), dated July 8, 2025. As directed by the County’s Water Availability Analysis Guidance Document of May 2015 (WAA) and the Interim Well Standards (January 2024), the reports include Tier 1 calculations for the existing and proposed water uses and a groundwater recharge analysis, a Tier 2 well interference analysis, and a Tier 3 surface water interference analysis.

Tier 1: The Tier 1 analysis considered existing use onsite to include the winery, landscaping irrigation, vineyard irrigation, and the neighbor’s well that is located on the parcel. The Arrow and Branch Winery currently uses 3.97 AFY and the Silenus Winery Easement Well uses approximately 8.5 AFY. The existing groundwater usage of the parcel is estimated at 12.47 acre-feet per year (AFY). The proposed project would not increase groundwater use and would maintain no net increase of groundwater usage.

The neighboring Silenus Winery has an easement to use a well located on the Arrow and Branch Winery parcel. On April 17, 2002, Silenus Winery received an entitlement modification (01093-UP/02105-VAR), which referenced an estimated water usage of 12.34 AFY. At that time, the winery’s parcel was 14.3 acres, which included 10.3 acres of vines which used 10.5 AFY (1 AFY per acre of vines), and the 72,000 gallon winery used 1.84 AFY, totaling 12.34 AFY. Subsequently, the Silenus Winery completed a Lot Line Adjustment, which reduced the parcel size to 10 acres with approximately 6.3 acres of vines. Applied Civil Engineering’s WAA estimates that the Silenus Winery contains landscaping that uses approximately 0.36 AFY. Using the water rates described in the 2001 Silenus Winery entitlement modification, and Applied Civil Engineering’s estimated landscaping water usage, the Silenus Easement well is estimated to use 6.3 AFY to irrigate 6.3 acres of vines, use 1.84 AFY to produce 72,000 gallons of wine, and 0.36 AFY for landscape irrigation, totaling 8.5 AFY. The Arrow and Branch project has been conditioned to not use the Silenus Easement Well.

Source of Demand	Existing (AFY)	Proposed (AFY)	Difference (AFY)
Primary Residence	0	0	0
Vineyard Irrigation	3	2.59	-0.41
Landscaping Irrigation	0.2	0.2	0
Winery (Vastation, Marketing, And Employees)	0.77	1.18	+0.41
Silenus Easement Well, located on project parcel. Usage is via easement	8.5	8.5	0
Total	12.47	12.47	0

Tier 2: Pursuant to County’s WAA, a Tier 2 analysis is required when a neighboring off-site well is located within 500 feet of the project well, the well is located within 1,500 feet from a spring, or the proposed project requests an increase in groundwater usage. The project would not increase groundwater usage; therefore, a Tier 2 analysis is not required.

Tier 3: A Tier 3 review is the County’s adopted method for complying with its duties under the Public Trust Doctrine. As discussed herein, the existing project will comply with the WAA guidance document. Per the

County's WAA, a Tier 3 analysis was performed to evaluate potential groundwater to surface water interaction.

The project well (Well 1) is approximately 40-70 feet from the nearest portion of Dry Creek (located north of the project parcel) and the Silenus Easement Well is approximately 50-80 feet from the nearest portion of Dry Creek. Dry Creek is a County designated Significant Stream. RCS's Tier III WAA concludes that the project well and Silenus Easement well are not in direct hydraulic connection with any defined significant streams because:

- a. Available groundwater depth measurements in the Well 1 have been at least 72 feet lower in elevation than the bed elevation of Dry Creek, as measured along Cross Section A-A'. In March 2024, despite flows in the Creek being present in the proximal portion of Dry Creek, the water level in the Project Well was 89 ft below the bed of Dry Creek. In July 2025, the water level in Well 1 was more than 168 ft lower in elevation than the bed of Dry Creek, and ponded water was present in the nearby portion of the creek.
- b. Available groundwater depth measurements in the Silenus Easement Well have been at least 7 ft lower in elevation than the bed of Dry Creek, as measured along Cross Section A-A, and more recent water levels have been much deeper. In March 2024, despite flows being present in the proximal portion of Dry Creek, the water level in the Easement Well was 153 ft below the bed of Dry Creek, and ponded water was present in the nearby portion of the creek.
- c. Well 1 is constructed with a 50-foot-deep surface seal and a screen depth that begins below the bottom of the alluvial aquifer system. Between the bed of Dry Creek and the deeper aquifer materials accessible to Well 1 & the Silenus Easement Well (primarily Tsvr), low permeability strata have been documented in, and inferred from, various data sources. Therefore, Dry Creek is not connected to groundwater accessible to Well 1 & the Silenus Easement Well. Pumping of Well 1 for the proposed project will not impact surface water flow in the proximal portions of Dry Creek because surface water in Dry Creek is hydrogeologically disconnected from groundwater accessible to Well 1 in the vicinity of the subject property. Similarly, pumping of the Silenus Easement Well to meet its existing demands will not impact surface water flow in the proximal portions of Dry Creek because surface water in the creek is hydrogeologically disconnected from groundwater accessible to the Silenus Easement Well in the vicinity of the subject property.
- d. Pumping of Well 1 & the Silenus Easement Well will not directly influence flows in the proximal portion of Dry Creek because: 1) surface and subsurface data collected by others (LSCE, 2016 & 2022) demonstrate that groundwater in the deeper portion of the alluvial aquifer system (and therefore also the underlying earth materials) is not directly connected to overlying surface water flows in Dry Creek; 2) additional low-permeability strata exist between the screened sections of a neighboring monitoring well, and above the screened sections of Well 1 and Silenus Easement Well; and 3) Well 1 & the Silenus Easement Well, as constructed, can only extract groundwater from earth materials beneath those additional low permeability strata.

The Project Well and the Silenus Easement Well were constructed with the depth of uppermost perforations at 95 ft and 140 ft, respectively. The County's WAA requires that if a well is pumping at a rate of 30 gpm or more and has a depth of uppermost perforations less than 150 feet, the Tier III analysis shall demonstrate that low permeability deposits overly the zone from which extraction is proposed to occur. RCS's report reviews this feature, analyzes nearby monitoring wells, and concludes that These fine-grained materials likely act as aquitards, significantly reducing the potential for connectivity and vertical flow between surface water and Dry Creek and groundwater in the aquifer systems beneath the subject property. Monitoring data for the "Site 2 at Dry Creek" well competitions in LSCE (2016 & 2022) demonstrates that Dry Creek is predominantly a losing stream, and those data demonstrate clear evidence of a disconnection between groundwater. In particular, temperature data on Figure 6-112 of the Napa County Groundwater Sustainability Plan (Page 188) show that the temperature of deeper alluvial groundwater does not apparently fluctuate, whereas the temperature of shallow alluvial groundwater appears to fluctuate slightly in response to the influence of surface water. Similarly, specific conductance data on Figure 4.6 of LSCE (2016) show likely influence of shallow alluvial groundwater by surface water, but little to no direct influence on deeper alluvial groundwater due to the effects of surface water.

This information indicates that the aquifers of Well 1 and Silenus Easement Well are not directly connected to Dry Creek. The proposed project conforms to Napa County's WAA Tier 3 guidelines. Due to these factors, the project well presumptively meets Napa County's Tier 3 WAA guidelines for groundwater-surface water interaction. The County has satisfied its duty to consider impacts to trust resources and no further analysis is required. Impacts would be less than significant.

Sanitary Waste Disposal - An Onsite Wastewater Feasibility Study, dated September 9, 2023, was prepared by Applied Civil Engineering which outlines the required wastewater system to meet the needs of the proposed increases in winery production, employees, visitation, and marketing programs. The Onsite Wastewater Feasibility Study proposes and recommends that the disposal of the treated winery process wastewater be via irrigation of the onsite vineyard. The study analyzed the potential of using approximately 4 acres vineyard that is located to the west of the new winery structure and outside of the well setbacks. In order to accommodate differences in the timing of wastewater generation, irrigation demand, and limitations of wet weather application of treated wastewater, a storage tank will be required. The proposed project includes an 81,000-gallon process wastewater storage tank. The analysis assumes that during the summer, the treated water will be used to offset the irrigation needs of the vineyard, and in the winter application of treated winery process wastewater will not occur to prevent runoff.

Greenhouse Gas Reduction Strategies - The applicant intends to implement voluntary best management practices to reduce GHG emissions resulting from implementation of the project. These practices include installation of solar panels; the preparation of a Vehicle Miles Traveled (VMT) reduction plan to reduce annual VMT by at least 15% by providing employee incentives, priority parking for efficient transportation, bike riding incentives, and bus transportation for large marketing events; installation of solar hot water heating; energy conserving lighting; installation of an energy star roof; installation of water efficient fixtures; low-impact development to manage stormwater as close to its source as possible; install a water efficient landscape design; implementation of a sustainable purchasing and shipping program; installation of electrical vehicle

charging station(s); public transportation will be available; the structure design will be oriented to maximize passive cooling, heating, and lighting; use of recycled materials for construction and operation; education to staff and visitors on sustainable practices; use of 70-80% cover crop; retention of biomass via pruning and thinning by chipping the materials and reusing it rather than burning on-site; and water conservation by use of processed wastewater for re-use as irrigation.

Grape Sourcing - The proposed winery will have a maximum production of 45,000 gallons of wine. The on-site vineyards will provide a source for grapes for wine production and the applicant will contract with offsite growers to obtain additional grapes for wine production. The applicant has signed the County's 75 Percent Grape Source Agreement, to produce wine with a minimum of 75% grapes grown in Napa County.

Noise - Illingworth & Rodkin prepared an October 18, 2023, Noise Assessment for the proposed project. The study reviewed the proposed project's potential impacts to noise resources and concluded as follows:

- **Mechanical Equipment:** The winery operations currently, and will continue to, use noise-generating mechanical equipment such as air-cooled condensing units, pumps, and compressors as well as less significant sources of noise, such as air-conditioning systems and exhaust fans. The proposed project includes the use of mechanical equipment, to be located in a mechanical yard at the northern boundary of the parcel. This equipment may be as close as approximately 310, 230, 110, 130, and 200 feet from the property lines of adjacent Residences 1, 2, 3, 4, and 6. Under worst-case condition with the equipment located outside in the mechanical yard, constant noise levels could be 39, 42, 50, 49, and 44 dBA at adjacent Residences 1, 2, 3, 4, and 6. Noise levels associated with worst-case conditions would not exceed the 50 dBA L50 daytime noise limit. Other receptors in the project vicinity would be further from the mechanical equipment, and therefore, exposed to lower levels of noise.

- **Maintenance and Forklift Operations:** Forklift and maintenance operations are expected to take place in the covered crush/receiving areas and within the winery and production/barrel buildings. Such activities within buildings would receive significant noise shielding from the building and are not analyzed within the Noise Study. Outdoor forklift and maintenance operations are considered worst-case condition and are analyzed within the report. Such outdoor operations could occur as close as approximately, 300, 225, 175, 200, and 280 feet from the property lines of Residences 1, 2, 3, 4, and 6. It is anticipated that during high activity periods, these activities would be expected to occur for more than 15 but less than 30 minutes out of an hour and fall in the Project Specific Noise Criteria of 55 dBA L25. Noise levels associated with Forklift and Maintenance Activities are estimated to have noise levels of 45, 48, 47, 46, and 42 dBA from Residences 1, 2, 3, 4, and 5, which does not exceed the project specific noise standards and the closest noise sensitive uses.

- **Bottling Activities:** Bottling would occur over a period of a few weeks per year during the daytime. The analysis conservatively assumes that bottling will be done with a mobile bottling truck at the covered outdoor work area approximately 320, 240, 175, 200, and 265 feet from the property lines of Residences 1, 2, 3, 4, and 6. Noise levels associated with mobile bottling are estimated to have noise levels of 38, 41, 44, 43, and 40 dBA

from Residences 1, 2, 3, 4, and 6, which does not exceed the 50 dBA L50 noise limit.

- **Seasonal Crush Activities:** Under the modified use permit, annual crush related activities would continue to take place in the covered crush pad of the winery building. Crush activities occurring in these areas will receive some noise shielding from building structures. These activities could occur as close as approximately 320, 240, 180, 200, and 270 feet from the property lines of adjacent Residences 1, 2, 3, 4, and 6. Crush activities are made up of relatively constant noise, with occasional discrete maximum noise events, such as the setting of empty bins. When seasonal crush activities are occurring, the relatively constant noise is estimated to produce 30, 33, 36, 35, and 32 dBA from Residences 1, 2, 3, 4, and 6 respectively, which fall below the Napa County noise criteria of 50 dBA noise limit. An occasional discrete noise event (such as the setting of an empty bin) is estimated to produce 48, 51, 54, 53, and 50 dBA from Residences 1, 2, 3, 4, and 6 respectively, which fall below the Napa County's 70 dBA discrete noise event limit. Noise from crush activities would therefore fall below the Napa County noise criteria of 50 dBA L50 and 70 dBA Lmax daytime criteria and 65 dBA nighttime noise limit.

- **Tasting and Marketing Activities:** Marketing events would occur on a western outdoor patio and inside the winery structure. Outdoor amplified music is prohibited, so the primary noise source associated with the event would be raised conversations and acoustic instruments. Napa County's noise threshold is 45 dBA L50 . Outdoor events held in the covered patio area could be as close as approximately 460, 380, 200, 175, and 190 feet from the property lines of adjacent property lines of residences 1, 2, 3, 4, and 6. Visitation and marketing events with 30 and 125 guests are estimated to meet Napa County's 45 dBA threshold , with estimated noise levels of 29, 31, 37, 37, and 36 dBA from Residences 1, 2, 3, 4, and 6. Visitation and marketing events with acoustic, non-amplified music, are estimated to produce 40, 42, 49, 50, and 50 dBA from Residences 1, 2, 3, 4, and 6. As the noise threshold is 45 dBA, the estimated noise for acoustic music will be greater than allowed by Napa County's noise criteria. In order to mitigate any potential impacts to noise, mitigation measure NOISE-1 has been implemented to restrict outdoor music performances.

Indoor amplified music is included within the scope of the proposed project. Illingworth & Rodkin's noise analysis estimated that noise from amplified music within the winery structure with open windows and doors would reach levels of 39, 41, 47, 47, 46 dBA from Residences 1, 2, 3, 4, and 6. As the noise threshold is 45 dBA, the estimated noise from indoor amplified music will be greater than allowed by Napa County's noise criteria. Illingworth & Rodkin's noise analysis also estimated that noise from amplified music within the winery structure with closed windows and doors would be reduced to levels of 31, 33, 39, 39, and 38 dBA from Residences 1, 2, 3, 4, and 6. With all windows and doors closed, amplified music from winery events held within winery structures would be below Napa County's noise criteria of 45 dBA. In order to mitigate any potential impacts to noise, mitigation measure NOISE-2 has been incorporated to require that the winery close all doors and windows if indoor amplified music is to occur. Illingworth and Rodkin's analysis estimates that all other winery operations will meet Napa County's noise criteria. With the implementation of mitigation measure NOISE-1 and NOISE-2, the project will have a less than significant impact.

Biology - According to the Napa County GIS Sensitivity Maps (Natural Diversity Data Base and US Fish and

Wildlife Critical Habitat) no known candidate, sensitive, or special status species have been identified as occurring within the proposed development area. The project would not have a substantial adverse effect on any special status species, or species of particular concern, as there are none identified within the project area. The project site is disturbed and developed with an existing winery, vineyards, an access drive, and associated improvements. No trees, native vegetation, or structures are proposed to be removed to accommodate the proposed project. The development area is not located adjacent to Dry Creek, a known riparian area, but located outside of all defined stream setbacks. The site has not been identified in any local/regional or State plans as being a sensitive community. The applicant has consulted with Forest Ecosystem Management in partnership with Salix Natural Resource Management and a Biological Report was prepared on August 11, 2021, an addendum to the report was prepared on November 5, 2023, and a Northern Spotted Owl Assessment was completed on July 28, 2021. The biologists conducted site visits and reviewed the CNDDDB database for potential impacts to sensitive flora and fauna. The report highlighted four species:

Western Pond Turtle (*Emys marmorata*) - California Species of Special Concern. There are no known detections of western pond turtles in Dry Creek; however, there habitat is suitable, during normal climatic years. No western pond turtles were identified during a field visit to the Project Area. There was no water within this stretch of Dry Creek during the biologist's site visit.

Foothill Yellow-Legged Frog (*Rana boylii*) - California Species of Special Concern. There are no known detections of foothill yellow-legged frogs in the segment of Dry Creek within five (5) miles of the Project Area. No foothill yellow-legged frogs were identified during the biologist's site visit.

Crotch Bumble Bees and Western Bumble Bees -The open areas on the project parcel are primarily vineyards and structures which do not possess the necessary habitat for bumble bees. The area proposed for the project scope has recently been graded when the winery was originally constructed or is within footprint of existing vineyards; therefore, it is not considered bumble bee habitat due to a lack of floral resources.

The proposed project does not request the removal of any native vegetation, including trees. While no tree removal is proposed, the proposed project is within close proximity of dense native vegetation and riparian habitat. Due to the project's proximity to dense vegetation and riparian habitat, and in the abundance of caution, implementation of Mitigation measure BIO-1 will require preconstruction surveys for nesting birds to reduce this impact to less than significant level.

The GIS CNDDDB Owl Habitat layer, shows the potential for owl habitat to occur on the subject parcel. The Forest Ecosystem Management assessment concluded that the project area does not have suitable Northern Spotted Owl habitat due to absence of associated vegetation communities. In the abundance of caution in the event of tree trimming or inadvertent tree removal and in order to mitigate any potentially significant impacts to owls, Mitigation Measure BIO-2 requires Northern Spotted Owl surveys prior to any on site vegetation removal.

The CDFW CNNDDB database depicts that the proposed project is within close proximity of potential Pallid Bat predicted habitat. For this reason, and in the abundance of caution, in order to mitigate any potentially significant impacts to bats, Mitigation Measure BIO-3 requires a bat habitat assessment and surveys prior to any on site tree trimming.

In the event that trees need to be trimmed, Mitigation Measure BIO-4 implements tree trimming requirements.

With the incorporation of Mitigation Measures BIO-1 through BIO-4, the potential for this project to have an impact on special status species is less than significant.

According to the Napa County Environmental Resource Maps (based on the following layers - water bodies, vernal pools & vernal pool species), vernal pools and wetlands are not present. Dry Creek runs along the north property line. The proposed additions would be located outside the stream setbacks established in the Napa County's Conservation Regulations (NCC 18.108) and would not interfere or be located within a wildlife corridor. To prevent inadvertent encroachment into specified stream setbacks during construction, Mitigation Measure BIO-5 requires temporary construction fencing . Due to these factors, project activities would not interfere with the movement of any native resident or migratory fish or wildlife species or with their corridors or nursery sites. With the incorporation of Mitigation Measure BIO-5, impacts would be less than significant.

Cultural - On June 2, 2025, County Staff sent invitations to consult on the proposed project to Native American tribes who had a cultural interest in the area and who as of that date had requested to be invited to consult on projects, in accordance with the requirements of Public Resources Code section 21080.3.1. The Yocha Dehe Wintun Nation responded by mail to Staff on July 1, 2025, and declined comment as the project site is not located within their aboriginal territories. No other comments were received and the consultation period closed on July 2, 2025.

Transportation - Based on maximum winery employee and visitor/guest data for the harvest/crush season, the proposed project would be expected to generate 20 new daily trips on a weekday and 18 new daily trips on a Saturday. This count includes vehicle trips required for 281.3 tons of grape haul. Since operational and visitor trips associated with the project is below the 110-trip threshold in the Office of Land Use and Climate Innovation guidelines and the County's TIS Guidelines and VMT screening criteria the project would not conflict or be inconsistent with CEQA Guidelines section 15064.3(b). Impacts would be less than significant.

The winery project was analyzed to determine whether the proposed parking supply would be sufficient for the anticipated daily demand during harvest conditions. The project would continue to have a total of twelve (12) parking spaces (with one designated for ADA drivers). Visitors to the Winery will be by appointment only. On a busy day, the 34 visitors (14 daily vehicles) will arrive in a staggered arrangement so that there should never be more than six or seven guest vehicles on site at any time. Occasionally, visitors will arrive in a higher-occupancy vehicle such as an SUV, minivan or smaller shuttle bus. The five (5) employees per day would then

occupy the remaining spaces. The project is designed to meet the Napa County Road and Street standards, to conform to the latest emergency access requirements, and the existing road system would continue to provide adequate emergency access to the project site. When larger marketing events are held, guests will be brought to the site via bus and daily visitation will not occur on days where a marketing event will be held; further reducing the proposed project's need for additional parking.

Public Comments - At the time of staff report preparation no public comments have been received.

Decision Making Options:

As noted in the Executive Summary Section above, staff recommends that the Planning Commission approve the project as proposed, subject to the Findings and Conditions of Approval in Attachment B and C, respectively. However, staff has provided the following options for consideration by the Planning Commission.

Option 1 - Approve Applicant's Proposal (Staff Recommendation)

Disposition - This action would approve the project as proposed, allowing the winery expansion and increased operation of a 45,000-gallon per year winery with related tours and tastings and marketing program that would allow up to 34 guests per day, seven days per week. The requested Use Permit would increase vehicle trips and miles, and wastewater generation at the property, in addition to adding winery development area. New construction would be compliant with Napa County zoning code regulations for winery developments, including minimum setbacks from property lines and public roads, maximum lot coverage, and maximum building height. With implementation of mitigation measures pertaining to biological and noise resources, potential environmental impacts of the project would be less than significant, and additional Conditions of Approval would be enforced with the intention of preserving public health, safety, welfare and convenience.

Staff recommend this option as the request is consistent with the Zoning Ordinance and applicable General Plan policies.

Action Required - Follow the proposed action listed in Executive Summary. If conditions of approval are to be amended, specify conditions to be amended at the time the motion is made.

Option 2 - Modify the Applicant's Proposal and Reduce Visitation

Disposition - Should the Planning Commission determine that the intensity of the visitation and marketing plan should be reduced, the Commission may take action to reduce the number of daily, weekly, or yearly visitors and/or reduce the number of proposed marketing events and/or reduce the hours of visitation.

Action Required - Follow proposed actions listed in the Executive Summary and amend scope and project

specific conditions of approval to reduce the maximum daily visitation and/or number of marketing events. If significant revisions to the Conditions of Approval are required, the item may need to be continued to allow staff adequate time to prepare the revised conditions.

Option 3 - Deny Applicant's Proposal

Disposition - In the event the Commission determines that the project does not or cannot meet the required findings for the granting of a Use Permit Major Modification, Commissioners should identify what aspect or aspects of the project are in conflict with the required findings. State Law requires the Commission to adopt findings, based on the General Plan and County Code, setting forth why the proposed Use Permit Major Modification is not being approved.

Action Required - Commission would move to deny the project.

Option 4 - Continuance Option

The Commission may continue an item to a future hearing date at its own discretion.

Attachments:

- A - Initial Study/Mitigated Negative Declaration and MMRP
- B - Recommended Findings
- C - Recommended Conditions of Approval and Agency Memos
- D - 45000 Gallon Winery Comparison Table
- E - Application and Project Descriptions
- F - Water Availability Analysis Tier I and III
- G - Biological Reports
- H - Environmental Noise Assessment
- I - Onsite Wastewater Disposal Feasibility Study
- J - Transient Non-Community Water System Information
- K - Stormwater Control Plan
- L - Graphics

“A”

Initial Study/Mitigated Negative
Declaration

SCH: 2025080635

COUNTY OF NAPA
PLANNING, BUILDING AND ENVIRONMENTAL SERVICES DEPARTMENT
1195 THIRD STEET SUITE 210
NAPA, CA 94559
(707) 253-4417

Initial Study Checklist
(form updated January 2019)

1. **Project Title:** Arrow and Branch Winery, Use Permit Major Modification (P23-00057-MOD)
2. **Property Owner:** Steven Contursi, 1042 North Pacific Coast Hwy, Laguna Beach, CA 92651; (949) 679-1222
3. **County Contact Person, Phone Number and email:** Matt Ringel, Planner III, Matthew.ringel@countyofnapa.org, (707) 299-1351
4. **Project Location and Assessor's Parcel Number (APN):** The 10.09 acre project site is located on the west side of Solano Avenue, approximately 0.2 miles south of the intersection of Solano Avenue and Darms Lane. APN: 034-190-040-000; 5215 Solano Ave, Napa, CA 94558
5. **Project sponsor's name and address:** Donna Oldford, Plans 4 Wine, 2620 Pinot Way, St. Helena, CA 94558; dboldford@aol.com; (707) 204-5794
6. **General Plan description:** Agricultural Resource
7. **Zoning:** Agricultural Preserve (AP) Zoning District
8. **Background/Project History:**

Arrow and Branch Winery was approved by the Napa County Planning Commission on November 6, 2013. Use Permit No.P12-00440-UP approved a new winery that includes the following: 1) Annual wine production of 30,000 gallons per year; 2) Construction of a winery building with approximately 3,191 square feet of barrel storage, 3,748 square feet of covered crush pad, and 1,584 square feet of accessory space; 3) An approximately 2,962 square feet second-story single-family dwelling with a 635 square feet entry area and an 844 square feet garage below (for residential purposes only); 4) Daily, appointment-only tours and tastings with 15-people/day; 5) A winery marketing plan with six annual 30-person events and one annual 60-person event; 6) Installation of a new process wastewater treatment system; 7) Seven days of operation from 6:00 AM-6:00 PM, daily, excluding marketing events; 8) Four employees; 9) 12 on-site parking spaces; 10) Installation of an automatic gate with a winery identification and "Tours and Tasting by Prior Appointment Only" signs at the Solano Avenue entrance; and 11) On-site sale and consumption of wine next to the winery entrance and pursuant to Business & Professions Code Sections 23358, 23390 and 23396.5 . A modification (Permit No. P13-00435-VMM) was approved on August 25, 2015, to add 3 feet to the north side of the crush pad, add 3 feet to the south side of the tasting room and offices, relocate the project outside of the flood zone, and remove the residence from the winery footprint. A modification (Permit No. P16-00382-VMM) was approved on October 14, 2016, to relocate of the project to the southeastern portion of the project parcel. A modification (Permit No. P21-00087-MM) was approved by the Napa County Zoning Administrator on March 29, 2022, to relocate the project to the northeastern portion of the project parcel and increase the total square footage of the production facility from 6,975 square feet to 8,566 square feet and the total square footage of the accessory use space from 1,584 square feet to 2,067 square feet.
9. **Description of Project:** The proposal is to modify a Use Permit for an existing winery to allow the following:
 - a. Increase annual production capacity from 30,000 gallons per year to 45,000 gallons per year;
 - b. Expansion of an existing winery building by adding approximately 3,529 square feet of additional production space and conversion of approximately 1,721 square feet of space for accessory uses to production space, totaling 13,797 square feet of production space, and construction of approximately 4,308 square feet for additional accessory uses, totaling 4,687 square feet for accessory uses;
 - c. Excavation of approximately 1,500 cubic yards of spoils associated with the construction of proposed structural pads and exterior improvements;
 - d. Increase employment from four (4) full-time employees to five (5) full-time employees;
 - e. Increase tours and tastings by appointment only from 15 visitors per day (up to 105 visitors per week) to 34 visitors per day (up

- to 238 visitors per week);
- f. Increase a marketing program, which may include catered events, as follows:
 - i. From six (6) Small Events annually to twelve (12) for up to 30 guests;
 - ii. From one (1) Large Event annually to two (2) for up to 125 guests (including bus/shuttle transportation for guests);
- g. On-premises consumption of wines produced on-site within the outdoor hospitality areas identified on Sheet A1.01 of the Site Plans, prepared by Taylor Lombardo Architects, dated August 3, 2023, in accordance with Business and Professions Code Sections 23358, 23390 and 23396.5 (AB 2004);
- h. Hours of operation seven days a week: production 6:00 a.m. to 6:00 p.m., visitation 10:00 a.m. to 6:00 p.m. and marketing events 10:00 a.m. to 10:00 p.m. (including cleanup);
- i. Relocation of onsite parking (no change in number of parking spaces);
- j. On-site domestic and process wastewater treatment systems, including the installation of an approximately 81,000 gallon process water storage tank; and
- k. Landscaping, and other improvements associated with wineries.

10. **Describe the environmental setting and surrounding land uses.**

The 10.09 acre project site is located approximately 0.2 miles south of Darms Lane, at 034-190-040-000. The site is located on the valley floor and is generally flat and planted in six (6) acres of vines as are most of the surrounding properties, includes the existing Arrow and Branch winery, and two existing wells. Surrounding land uses include open space, agriculture/vineyard, winery and rural residential uses. Access to the property is provided via an access drive off Solano Avenue adjacent to Highway 29. The nearest residence to the proposed new winery building is approximately 195 feet to the northwest. Adjoining the project site to the east is a 10 acre lot with a shared access drive leading to Silenus Winery. Immediately to the south of the project site is approximately 90 acres of existing vineyard.

To the north of the project site is Dry Creek, a County designated Significant Stream, which runs from the west to the east. To the north of Dry Creek is Darms Lane, located within the Agricultural Watershed zoning district. Darms Lane is predominately composed of single-family homes and associated uses.

11. **Other agencies whose approval is required** (e.g., permits, financing approval, or participation agreement).

Discretionary approval required by Napa County consists of a use permit modification. The proposed project would also require various ministerial approvals by the County including, but not limited to a building permit. A Storm Water Pollution Prevention Plan (SWPPP) is required to meet San Francisco Regional Water Quality Control Board standards and is administered by the Engineering Services Division.

Responsible (R) and Trustee (T) Agencies

California Department of Fish and Wildlife (T)

Other Agencies Contacted

None

12. **Tribal Cultural Resources.** Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resource, procedures regarding confidentiality, etc.?

On June 2, 2025, County Staff sent invitations to consult on the proposed project to Native American tribes who had a cultural interest in the area and who as of that date had requested to be invited to consult on projects, in accordance with the requirements of Public Resources Code section 21080.3.1. The Yocha Dehe Wintun Nation responded by mail to Staff on July 1, 2025, and declined comment as the project site is not located within their aboriginal territories. No other comments were received and the consultation period closed on July 2, 2025.

Note: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code section 21080.3.2.) Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code section 21082.3(c) contains provisions specific to confidentiality.

ENVIRONMENTAL IMPACTS AND BASIS OF CONCLUSIONS:

The conclusions and recommendations contained herein are professional opinions derived in accordance with current standards of professional practice. They are based on a review of the Napa County Environmental Resource Maps, the other sources of information

listed in the file, and the comments received, conversations with knowledgeable individuals; the preparer's personal knowledge of the area; and visit(s) to the project site and proposed development area

Other sources of information used in the preparation of this Initial Study include site-specific studies conducted and filed by the applicant in conjunction with Use Permit #P23-00057 as listed below, and the environmental background information contained in the permanent file on this project. These documents and information sources are incorporated herein by reference and available for review at the Napa County Department of Planning, Building and Environmental Services located at 1195 Third Street, Suite 210, Napa, CA 94559, or Current Projects Explorer | Napa County, CA (countyofnapa.org)

- Forest Ecosystem Management, August 11, 2021, Biological Assessment, Arrow and Branch Winery (Exhibit A)
- Forest Ecosystem Management, November 5, 2023, Biological Assessment Addendum, Arrow and Branch Winery (Exhibit B)
- Forest Ecosystem Management, July 28, 2021, Northern Spotted Owl Assessment, Arrow and Branch Winery (Exhibit C)
- Illingworth & Rodkin, Inc., October 18, 2023, Environmental Noise Assessment (Exhibit D)
- Applied Civil Engineering, July 7, 2025, Tier I Water Availability Analysis (Exhibit E)
- Richard C. Slade & Associates, July 8, 2025, Tier III Water Availability Analysis (Exhibit F)
- Applied Civil Engineering, September 9, 2024, Onsite Wastewater Disposal Feasibility Study (Exhibit G)
- Applied Civil Engineering, September 19, 2024, Transient Non-Community Water System Information (Exhibit H)
- Graphics (Exhibit I)

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Matthew Ringel

Signature

August 9, 2025

Date

Name: Matt Ringel, Planner III, Napa County Planning, Building and Environmental Services Department

I. AESTHETICS. Except as provided in Public Resources Code Section 21099, would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from a publicly accessible vantage point.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

a-c. Visual resources are those physical features that make up the environment, including landforms, geological features, water, trees and other plants, and elements of the human cultural landscape. A scenic vista, then, would be a publicly accessible vantage point such as a road, park, trail, or scenic overlook from which distant or landscape-scale views of a beautiful or otherwise important assembly of visual resources can be taken-in. As generally described in the **Environmental Setting and Surrounding Land Uses** section, above, this area is defined by a mix of vineyard, winery, and residential uses. The project would not result in substantial damage to scenic resources, including trees and rock outcroppings, or substantially degrade the visual character or quality of the site and its surroundings. The project site is currently undeveloped and possesses vineyards, and associated infrastructure. External changes to the previously approved winery are square footage additions to the winery building and a new 81,000 gallon irrigation tank located on the western corner of the parcel, within a previously disturbed area. The proposed project would not be located in an area which would damage any known scenic vista, or damage scenic resources, trees, rock outcroppings, or historic buildings. Dry Creek, located north of the proposed winery, has mature riparian vegetation, including full-canopy trees, and intervening vineyards that separate the proposed winery from Darms Lane residences. Additional landscape screening will be installed between the new winery/single-family dwelling and property frontage.

This project would not substantially alter a scenic vista or substantially degrade the existing visual character of the site or its immediate surroundings. Impacts related to scenic resources will be less than significant.

d. The proposed improvements may result in the installation of additional lighting that may have the potential to impact nighttime views. Although the project is in an area that has a certain amount of existing nighttime lighting, the installation of new sources of nighttime lights may affect nighttime views. Pursuant to standard Napa County conditions of approval for wineries, outdoor lighting would be required to be shielded and directed downwards, with only low level lighting allowed in parking areas. As subject to the standard conditions of approval, below, the project will not have a significant impact resulting from new sources of outside lighting.

6.3 LIGHTING – PLAN SUBMITTAL

- a. Two (2) copies of a detailed lighting plan showing the location and specifications for all lighting fixtures to be installed on the property shall be submitted for Planning Division review and approval. All lighting shall comply with the CBC.
- b. All exterior lighting, including landscape lighting, shall be shielded and directed downward, shall be located as low to the ground as possible, shall be the minimum necessary for security, safety, or operations; on timers; and shall incorporate the use of motion detection sensors to the greatest extent practical. All lighting shall be shielded or placed such that it does not shine directly on adjacent properties or impact vehicles on adjacent streets. No flood-lighting or sodium lighting of the building is permitted, including architectural highlighting and spotting. Low-level lighting shall be utilized in parking areas as opposed to elevated high-intensity light standards.

4.16 GENERAL PROPERTY MAINTENANCE – LIGHTING, LANDSCAPING, PAINTING, OUTDOOR EQUIPMENT STORAGE, AND TRASH ENCLOSURE AREAS

- a. All lighting shall be permanently maintained in accordance with the lighting and building plans approved by the County. Lighting utilized during harvest activities is exempt from this requirement.

Pursuant to standard Conditions of approval for wineries, the winery will be prohibited from installing highly reflective surfaces. As designed, the operation is subject to the County’s project specific condition of approval noted below, the project would not have a significant impact resulting from new sources of glare.

4.16 GENERAL PROPERTY MAINTENANCE – LIGHTING, LANDSCAPING, PAINTING, OUTDOOR EQUIPMENT STORAGE, AND TRASH ENCLOSURE AREAS

- c. The colors used for the roof, exterior walls and built landscaping features of the winery shall be limited to earth tones that will blend the facility into the colors of the surrounding site specific vegetation. The permittee shall obtain the written approval of the Planning Division prior to any change in paint colors that differs from the approved building permit. Highly reflective surfaces are prohibited.

Mitigation Measures: None required

II.	AGRICULTURE AND FOREST RESOURCES. ¹ Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
	a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Important (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	c) Conflict with existing zoning for, or cause rezoning of, forest land as defined in Public Resources Code Section 12220(g), timberland as defined in Public Resources Code Section 4526, or timberland zoned Timberland Production as defined in Government Code Section 51104(g)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	d) Result in the loss of forest land or conversion of forest land to non-forest use in a manner that will significantly affect timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, or other public benefits?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

- a. The California Department of Conservation District map currently designates the site as “Prime Farmland.” The proposed project would not conflict with existing zoning for agricultural uses. General Plan Agricultural Preservation and Land Use policies AG/LU-2 and AG/LU-13 recognize wineries, and any use consistent with the Winery Definition Ordinance and clearly accessory to a winery, as agriculture. Thus, the proposed project would not result in a significant impact with respect to conversion of farmland. The proposed project does not include the removal of vineyard. There are no agricultural contracts on the property. There are no other changes included in this proposal that would result in the conversion of Farmland. General Plan Agricultural Preservation and Land Use policies AG/LU-2 and AG/LU-13 recognize wineries, and any use consistent with the Winery Definition Ordinance and clearly accessory to a winery, as agriculture. Impacts

¹ “Forest land” is defined by the State as “land that can support 10-percent native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits.” (Public Resources Code Section 12220(g)) The Napa County General Plan anticipates and does not preclude conversion of some “forest land” to agricultural use, and the program-level EIR for the 2008 General Plan Update analyzed the impacts of up to 12,500 acres of vineyard development between 2005 and 2030, with the assumption that some of this development would occur on “forest land.” In that analysis specifically, and in the County’s view generally, the conversion of forest land to agricultural use would constitute a potentially significant impact only if there were resulting significant impacts to sensitive species, biodiversity, wildlife movement, sensitive biotic communities listed by the California Department of Fish and Wildlife, water quality, or other environmental resources addressed in this checklist.

would be less than significant.

- b. The County's zoning of the property is Agricultural Preserve (AP) and the General Plan land use designation of the property is Agricultural Resource. The winery and proposed modifications are consistent with the property's zoning, as Napa County Code Section 18.16.030 lists wineries and related, accessory uses as conditionally permitted in the AP District. General Plan Policies AG/LU-20 and AG/LU-21 also identifies processing of agricultural products (grape crushing/winemaking) as a use that is consistent with the Agricultural Resource land use designation. There is not a Williamson Act contract that is applicable to this property.
- c/d. The project site is zoned Agricultural Preserve (AP), which allows wineries upon grant of a use permit. The existing winery and associated improvements are located in an area of the site that is also developed with vineyards and other improvements. No vineyards would be required to be removed to accommodate the proposed building and covered crush pad additions. According to the Napa County Environmental Resource Maps (based on the following layers – Sensitive Biotic Oak woodlands, Riparian Woodland forest, and Coniferous forest) the parcel does contain lands classified as containing sensitive biotic communities. However, the project location will not require the removal of any trees or sensitive biotic communities. Therefore, the proposed project would not conflict with existing zoning for, or cause rezoning of, forest land, timberland, or timberland zoned Timberland Production.
- e. As discussed in item "a.", above, the winery and winery accessory uses are defined as agriculture by the Napa County General Plan and are allowed under the parcels' AP (Agricultural Preserve) zoning. Neither this project, nor any foreseeable consequence thereof, would result in changes to the existing environment which would result in the conversion of special status farmland to a non-agricultural use.

Mitigation Measures: None required

III.	AIR QUALITY. Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
	a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	c) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	d) Result in other emissions (such as those leading to odors adversely affecting a substantial number of people)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

On June 2, 2010, the Bay Area Air Quality Management District's (now known as the Bay Area Air District) (BAAD) Board of Directors unanimously adopted thresholds of significance to assist in the review of projects under the California Environmental Quality Act. These thresholds are designed to establish the level at which BAAD believed air pollution emissions would cause significant environmental impacts under CEQA and were posted on BAAD's website and included in BAAD's updated CEQA Guidelines (updated May 2012). The thresholds are advisory and may be followed by local agencies at their own discretion.

The thresholds were challenged in court. Following litigation in the trial court, the court of appeal, and the California Supreme Court, all of the thresholds were upheld. However, in an opinion issued on December 17, 2015, the California Supreme Court held that CEQA does not generally require an analysis of the impacts of locating development in areas subject to environmental hazards unless the project would exacerbate existing environmental hazards. The Supreme Court also found that CEQA requires the analysis of exposing people to environmental hazards in specific circumstances, including the location of development near airports, schools near sources of toxic contamination, and certain exemptions for infill and workforce housing. The Supreme Court also held that public agencies remain free to conduct this analysis regardless of whether it is required by CEQA.

In view of the Supreme Court's opinion, local agencies may rely on thresholds designed to reflect the impact of locating development near areas

of toxic air contamination where such an analysis is required by CEQA or where the agency has determined that such an analysis would assist in making a decision about the project. However, the thresholds are not mandatory and agencies should apply them only after determining that they reflect an appropriate measure of a project's impacts. These Guidelines may inform environmental review for development projects in the Bay Area, but do not commit local governments or BAAD to any specific course of regulatory action.

BAAD published a new version of the Guidelines dated May 2017, which includes revisions made to address the Supreme Court's opinion. The May 2017 Guidelines update does not address outdated references, links, analytical methodologies or other technical information that may be in the Guidelines or Thresholds Justification Report. The Air District is currently working to revise any outdated information in the Guidelines as part of its update to the CEQA Guidelines and thresholds of significance.

- a/b. The mountains bordering Napa Valley block much of the prevailing northwesterly winds throughout the year. Sunshine is plentiful in Napa County, and summertime can be very warm in the valley, particularly in the northern end. Winters are usually mild, with cool temperatures overnight and mild-to-moderate temperatures during the day. Wintertime temperatures tend to be slightly cooler in the northern end of the valley. Winds are generally calm throughout the county. Annual precipitation averages range from about 24 inches in low elevations to more than 40 inches in the mountains.

Ozone and fine particle pollution, or PM2.5, are the major regional air pollutants of concern in the San Francisco Bay Area. Ozone is primarily a problem in the summer, and fine particle pollution in the winter. In Napa County, ozone rarely exceeds health standards, but PM2.5 occasionally does reach unhealthy concentrations. There are multiple reasons for PM2.5 exceedances in Napa County. First, much of the county is wind-sheltered, which tends to trap PM2.5 within the Napa Valley. Second, much of the area is well north of the moderating temperatures of San Pablo Bay and, as a result, Napa County experiences some of the coldest nights in the Bay Area. This leads to greater fireplace use and, in turn, higher PM2.5 levels. Finally, in the winter easterly winds often move fine-particle-laden air from the Central Valley to the Carquinez Strait and then into western Solano and southern Napa County (BAAD, *In Your Community: Napa County*, April 2016).

The potential impacts associated with implementation of the project were evaluated consistent with guidance provided by BAAD. Ambient air quality standards have been established by state and federal environmental agencies for specific air pollutants most pervasive in urban environments. These pollutants are referred to as criteria air pollutants because the standards established for them were developed to meet specific health and welfare criteria set forth in the enabling legislation. The criteria air pollutants emitted by development, traffic and other activities anticipated under the proposed development include ozone, ozone precursors oxides of nitrogen and reactive organic gases (NOx and ROG), carbon monoxide (CO), nitrogen dioxide (NO2), and suspended particulate matter (PM10 and PM2.5). Other criteria pollutants, such as lead and sulfur dioxide (SO2), would not be substantially emitted by the proposed development or traffic, and air quality standards for them are being met throughout the Bay Area.

BAAD has not officially recommended the use of its thresholds in CEQA analyses and CEQA ultimately allows lead agencies the discretion to determine whether a particular environmental impact would be considered significant, as evidenced by scientific or other factual data. BAAD also states that lead agencies need to determine appropriate air quality thresholds to use for each project they review based on substantial evidence that they include in the administrative record of the CEQA document. One resource BAAD provides as a reference for determining appropriate thresholds is the *California Environmental Quality Act Air Quality Guidelines* developed by its staff in 2010 and as updated through May 2017. These guidelines outline substantial evidence supporting a variety of thresholds of significance.

As mentioned above, in 2010, the BAAD adopted and later incorporated into its 2011 CEQA Guidelines project screening criteria (Table 3-1 – Operational-Related Criteria Air Pollutant and Precursors Screening Level Sizes) and thresholds of significance for air pollutants, which have now been updated by BAAD through May 2017. Given the size of the entire project (existing and proposed), which is approximately 13,797 square feet of floor area dedicated to production uses with 4,308 square feet of space dedicated to tasting/hospitality uses compared to the BAAD's screening criterion of 47,000 square feet (high quality restaurant) and 541,000 square feet (general light industry) for NOX (oxides of nitrogen), the project would contribute an insignificant amount of air pollution and would not result in a conflict or obstruction of an air quality plan. (Please note: a high-quality restaurant is considered comparable to a winery tasting room for purposes of evaluating air pollutant emissions, but grossly overstates emissions associated with other portions of a winery, such as office, barrel storage and production, which generate fewer vehicle trips. Therefore, a general light industry comparison has also been used for other such uses.) The project falls below the screening criteria as noted above, and consequently will not significantly affect air quality individually or contribute considerably to any cumulative air quality impacts.

- c/d. Land uses such as schools, playgrounds, childcare centers, hospitals and convalescent homes are considered sensitive to poor air quality, because infants and children, the elderly, and people with health afflictions, especially respiratory ailments, are more susceptible to respiratory infections and other air quality related health problems than the general public. Residential areas are also considered to

be sensitive to air pollution because residents, which include children and the elderly, tend to be in close proximity of home for extended periods of time.

Land uses in the vicinity of project parcel include rural residential, agriculture (primarily vineyard), and wineries. The closest school (Unidos Middle School) is located approximately 1.8 linear miles to the southeast of the project site in Napa (Google Earth). The closest residence is located approximately 195 feet to the northwest of the project area. The closest residential area (the City of Napa) is over 0.95 miles southeast of the project area.

In the short term, potential air quality impacts are most likely to result from earthmoving and construction activities required for project construction. Earthmoving and construction emissions would have a temporary effect; consisting mainly of dust generated during grading and other construction activities, exhaust emissions from construction related equipment and vehicles, and relatively minor emissions from paints and other architectural coatings. These sources would generally be temporary and/or seasonal in nature and would occur at least 1.8 miles from the closest school and 0.95 miles from the nearest residential community, providing dilution of pollutants and odors. The Air District recommends incorporating feasible control measures as a means of addressing construction impacts. If the proposed project adheres to these relevant best management practices identified by the Air District and the County's standard conditions of project approval, construction-related impacts are considered less than significant. Additionally, for the reasons identified above, the proposed project will not expose sensitive receptors or a substantial number of people to pollutants or objectionable odors, resulting in a less than significant impact.

7.1 SITE IMPROVEMENTS

c. AIR QUALITY

During all construction activities the permittee shall comply with the most current version of BAAD Basic Construction Best Management Practices including but not limited to the following, as applicable:

1. *Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. The BAAD's phone number shall also be visible.*
2. *Water all exposed surfaces (e.g., parking areas, staging areas, soil piles, grading areas, and unpaved access roads) two times per day.*
3. *Cover all haul trucks transporting soil, sand, or other loose material off-site.*
4. *Remove all visible mud or dirt traced onto adjacent public roads by using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.*
5. *All vehicle speeds on unpaved roads shall be limited to 15 mph.*
6. *All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.*
7. *Idling times shall be minimized either by shutting off equipment when not in use or reducing the maximum idling time to five (5) minutes (as required by State Regulations). Clear signage shall be provided for construction workers at all access points.*
8. *All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator. Any portable engines greater than 50 horsepower or associated equipment operated within the BAAD's jurisdiction shall have either a California Air Resources Board (ARB) registration Portable Equipment Registration Program (PERP) or a BAAD permit. For general information regarding the certified visible emissions evaluator or the registration program, visit the ARB FAQ http://www.arb.ca.gov/portable/perp/perpfact_04-16-15.pdf or the PERP website <http://www.arb.ca.gov/portable/portable.htm>.*

Furthermore, while earthmoving and construction on the site would generate dust particulates in the short-term, the impact would be less than significant with dust control measures as specified in Napa County's standard condition of approval relating to dust:

7.1 SITE IMPROVEMENTS

b. DUST CONTROL

Water and/or dust palliatives shall be applied in sufficient quantities during grading and other ground disturbing activities on-site to minimize the amount of dust produced. Outdoor construction activities shall not occur when average wind speeds exceed 20 mph.

While the Air District defines public exposure to offensive odors as a potentially significant impact, wineries are not known operational producers of pollutants capable of causing substantial negative impacts to sensitive receptors. The nearest residence to the proposed new winery building is approximately 195 feet to the northwest. Construction-phase pollutants would be reduced to a less than significant level by the above-noted standard condition of approval. The project would not create pollutant concentrations or objectionable odors

affecting a substantial number of people. Impacts would be less than significant.

Mitigation Measures: None required

IV. BIOLOGICAL RESOURCES. Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or the U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, Coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

- a/b. According to the Napa County GIS Sensitivity Maps (Natural Diversity Data Base and US Fish and Wildlife Critical Habitat) no known candidate, sensitive, or special status species have been identified as occurring within the proposed development area. The project would not have a substantial adverse effect on any special status species, or species of particular concern, as there are none identified within the project area. The project site is disturbed and developed with several agricultural use buildings, vineyards, an access drive, and associated improvements. No trees, native vegetation, or structures are proposed to be removed to accommodate the proposed project. The development area is located adjacent to Dry Creek, a known riparian area, but located outside of all defined stream setbacks. The site has not been identified in any local/regional or State plans as being a sensitive community. The applicant has consulted with Forest Ecosystem Management in partnership with Salix Natural Resource Management and a Biological Report was prepared on August 11, 2021, an addendum to the report was prepared on November 5, 2023, and a Northern Spotted Owl Assessment was completed on July 28, 2021. The biologists conducted site visits and reviewed the CNDDDB database for potential impacts to sensitive flora and fauna. The report highlighted four species:
- Western Pond Turtle (*Emys marmorata*) – California Species of Special Concern. There are known western pond turtles approximately 1.7 air-miles to the south of the Project located within private agricultural ponds. Western pond turtles are aquatic turtles of ponds, marshes, rivers, streams, and irrigation ditches with aquatic vegetation. Basking sites and sandy banks or grassy open fields within 2,000' from water is needed for egg-laying. There are no known detections of western pond turtles in Dry Creek; however, there is suitable habitat during normal climatic years. No western pond turtles were identified during a field visit to the

Project Area. There was no water within this stretch of Dry Creek during the biologist's site visit.

- Foothill Yellow-Legged Frog (*Rana boylei*) – California Species of Special Concern. There are known foothill yellow-legged frogs approximately 1.6 air-miles to the north of this project located within Hopper Creek, a downstream tributary to Dry Creek. Foothill yellow-legged frogs are frogs that are rarely far from permanent rocky streams. Tadpoles need water for at least 3 to 4 months for development. There are no known detections of foothill yellow-legged frogs in the segment of Dry Creek within 5 miles of the Project Area. No foothill yellow-legged frogs were identified during the biologist's site visit.
- Crotch Bumble Bees and Western Bumble Bees – Potential threats: pesticide use, fire, agricultural intensification, urban development, and climate change. The project parcel possesses snowberry (*Symphoricarpos albus*), a floral preference for Western Bumble bees. The open areas on the project parcel are primarily vineyards and structures which do not possess the necessary habitat for bumble bees. The area proposed for the project scope has recently been graded when the winery was originally constructed or; therefore, it is not considered bumble bee habitat due to a lack of floral resources.

The proposed project does not request the removal of any native vegetation, including trees. While no tree removal is proposed, the proposed project is within close proximity of dense native vegetation and riparian habitat. Due to the project's proximity to dense vegetation and riparian habitat, and in the abundance of caution, implementation of Mitigation Measure **BIO-1** will require preconstruction surveys for nesting birds to reduce this potential impact to less than significant level.

The GIS CNDDDB Owl Habitat layer, shows the potential for owl habitat to occur on the subject parcel. The general attributes of Northern Spotted Owl (NSO) habitat include dense, multi-layered canopy of several tree species of varying size and ages with open spaces among the lower branches to allow flight under the canopy. NSO habitat also tends to include abundant logs, snags/cavity trees with broken tops or platform-like substrates. The Forest Ecosystem Management assessment concluded that the project area does not have suitable Northern Spotted Owl habitat due to absence of associated vegetation communities. In the abundance of caution and in order to mitigate any potentially significant impacts to owls, Mitigation Measure **BIO-2** requires Northern Spotted Owl surveys prior to any on site vegetation removal.

The CDFW CNNDDB database depicts that the proposed project is within close proximity of potential Pallid Bat predicted habitat. For this reason, and in the abundance of caution, in order to mitigate any potentially significant impacts to bats, Mitigation Measure **BIO-3** requires a bat habitat assessment and surveys prior to any on site tree trimming.

In the event that trees need to be trimmed, Mitigation Measure **BIO-4** implements tree trimming requirements. With the incorporation of Mitigation Measures **BIO-1 through BIO-4**, the potential for this project to have an impact on special status bird and raptor species is less than significant.

- c/d. According to the Napa County Environmental Resource Maps (based on the following layers – water bodies, vernal pools & vernal pool species), vernal pools and wetlands are not present. Dry Creek runs along the north property line. The proposed additions would be located outside the stream setbacks established in Napa County's Conservation Regulations (NCC 18.108) and would not interfere or be located within a wildlife corridor. To prevent inadvertent encroachment into specified stream setbacks during construction, Mitigation Measure **BIO-5** requires temporary construction fencing. Due to these factors, project activities would not interfere with the movement of any native resident or migratory fish or wildlife species or with their corridors or nursery sites. With the incorporation of Mitigation Measure **BIO-5**, impacts would be less than significant.
- e/f. This project would not interfere with any ordinances protecting biological resources. The proposed project does not propose the removal of any trees; therefore, there are no applicable tree preservation ordinances in effect in the County. The proposed project would not conflict with the provisions of an adopted Habitat Conservation Plans, Natural Community Conservation Plans or other approved local, regional or state habitat conservation plans because there are no plans applicable to the subject site. No impacts would occur.

Mitigation Measures:

Mitigation measure **BIO-1**: The owner/permittee shall implement the following measures to minimize impacts associated with the potential loss and disturbance of special-status and nesting birds and raptors consistent with and pursuant to California Fish and Game Code Sections 3503 and 3503.5:

- a. For earth-disturbing activities occurring between February 1 and August 31 (which coincides with the grading season of April 1 through October 15 – NCC Section 18.108.070.L, and bird breeding and nesting seasons), a qualified biologist (defined as knowledgeable and experienced in the biology and natural history of local avian resources with the potential to occur at the project site) shall conduct a preconstruction surveys for nesting birds within all suitable habitat on the project site, and where there is potential for impacts adjacent to the project areas (typically within 500 feet of project activities). The preconstruction survey shall be conducted no earlier than seven (7) days prior to when vegetation removal and ground disturbing activities are to commence. Should ground disturbance commence

later than seven (7) days from the survey date, surveys shall be repeated. A copy of the survey shall be provided to the Napa County Planning Division and the CDFW prior to commencement of work.

- b. After commencement of work if there is a period of no work activity of seven (7) days or longer during the bird breeding season, surveys shall be repeated to ensure birds have not established nests during inactivity.
- c. In the event that nesting birds are found, the owner/permittee shall identify appropriate avoidance methods and exclusion buffers in consultation with the County Conservation Division and the USFWS and/or CDFW prior to initiation of project activities. Exclusion buffers may vary in size, depending on habitat characteristics, project activities/disturbance levels, and species as determined by a qualified biologist in consultation with the County's Planning Division and/or the USFWS or CDFW.
- d. Exclusion buffers shall be fenced with temporary construction fencing (or the like), the installation of which shall be verified by Napa County prior to the commencement of any earthmoving and/or development activities. Exclusion buffers shall remain in effect until the young have fledged or nest(s) are otherwise determined inactive by a qualified biologist.

Alternative methods aimed at flushing out nesting birds prior to preconstruction surveys, whether physical (i.e., removing or disturbing nests by physically disturbing trees with construction equipment), audible (i.e., utilizing sirens or bird cannons), or chemical (i.e., spraying nesting birds or their habitats) would be considered an impact to nesting birds and is prohibited. Any act associated with flushing birds from project areas should undergo consultation with the USFWS/CDFW prior to any activity that could disturb nesting birds.

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 with survey recommendations to be implemented in conjunction with all construction activities.

Mitigation measure **BIO-2:** Minimize potential indirect impacts to Northern Spotted Owls

- a. For project activities occurring between March 15 and July 31, prior to any vegetation removal or construction activities, a qualified biologist shall perform a NSO habitat assessment to determine the potential for this species to be present within the disturbance area as well as within a 0.25-mile buffer surrounding each disturbance area. The assessment shall include both a review of recent aerial photography and a field visit to review conditions directly. Additionally, the qualified biologist shall perform an on-site nocturnal calling survey for NSO from at least mid-March onward and prior to initiation of construction activities. Survey stations for the calling survey shall be sited to cover post-fire forest stands that are most suitable for NSO occupation. The results of the updated habitat assessment and survey shall be provided to the County for review prior to project initiation. If NSO is observed or otherwise believed to be present within the focal area described above, measures shall be implemented in consultation with CDFW to ensure that project activities would not result in a take of the species and that any potential impacts are otherwise minimized to the extent feasible.

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 with survey recommendations to be implemented in conjunction with all construction activities.

Mitigation Measure **BIO-3:** Bat Tree Habitat Assessment and Surveys.

Prior to the commencement of Project Construction activities, a qualified biologist shall conduct a habitat assessment for bats, unless otherwise approved in writing by CDFW. The habitat assessment shall be conducted a minimum of 30 to 90 days prior to tree trimming shall include a visual inspection of potential roosting features of trees to be removed (e.g., cavities, crevices in wood and bark, exfoliating bark for colonial species, suitable canopy for foliage roosting species). If suitable habitat trees are found, they shall be flagged or otherwise clearly marked, CDFW shall be notified immediately, and tree trimming shall not proceed without approval in writing from CDFW. If the presence of bats is presumed or documented, trees may be trimmed only: a) using the two-step trimming process detailed below during seasonal periods of bat activity, from approximately March 1 through April 15 and September 1 through October 15, or b) after a qualified biologist, under prior written approval of the proposed survey methods by CDFW, conducts night emergence surveys or completes visual examination of roost features that establish absence of roosting bats. Two-step tree trimming shall be conducted over two consecutive days, as follows: 1) the first day (in the afternoon), under the direct supervision and instruction by a qualified biologist with experience conducting two-step tree trimming, limbs and branches shall be removed by a tree cutter using chainsaws only. Limbs with cavities, crevices or deep bark fissures shall be avoided, and 2) the second day the remainder shall be removed.

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 with survey recommendations to be implemented in conjunction with all construction activities.

Mitigation Measure **BIO-4:** Tree Trimming

- a. Prior to any earthmoving activities, the owner/permittee shall place temporary fencing at the edge of the dripline of trees to be retained that are located adjacent to the development area (typically within approximately 50-feet of the development area). The precise locations of said fences shall be inspected and approved by the Planning Division prior to the commencement of any earthmoving activities. No disturbance, including grading, placement of fill material, storage of equipment, etc. shall occur within the designated protection areas for the duration of project construction.

- b. The owner/permittee shall refrain from severely trimming the trees (typically no more than 1/3rd of the canopy) and vegetation to be retained adjacent to the winery development and water tank.
- c. In accordance with County Code Section 18.108.100 (Erosion hazard areas – Vegetation preservation and replacement), trees that are inadvertently removed that are not within the boundary of the project and/or not identified for removal as part of #P23-00057-MOD shall be replaced on-site with fifteen-gallon trees at a ratio of 2:1 at locations approved by the planning director. A replacement plan shall be prepared for county review and approval that includes at a minimum, the locations where replacement trees will be planted, success criteria of at least 80%, and monitoring activities for the replacement trees. The replacement plan shall be implemented before improvements obtain final occupancy. Any replaced trees shall be monitored for at least three years to ensure an 80% survival rate. Replacement trees shall be installed and documented that they are in good health prior to completion and finalization of the associated building permits.

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.

Mitigation Measure **BIO-5: Riparian Protection.** The Owner/Permittee shall implement the following measures to prevent the inadvertent encroachment into specified stream setbacks during construction:

- a. 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.
- b. All construction and related traffic shall 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.

V. CULTURAL RESOURCES. Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource pursuant to CEQA Guidelines §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Disturb any human remains, including those interred outside of dedicated cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

- a/b. On June 2, 2025, County Staff sent invitations to consult on the proposed project to Native American tribes who had a cultural interest in the area and who as of that date had requested to be invited to consult on projects, in accordance with the requirements of Public Resources Code section 21080.3.1. The Yocha Dehe Wintun Nation responded by mail to Staff on July 1, 2025, and declined comment as the project site is not located within their aboriginal territories. No other comments were received and the consultation period closed on July 2, 2025.

According to Napa County Environmental Sensitivity Maps (Archaeological Resources Layer, historical site, points & lines), no known historically sensitive sites or structures, archaeological or paleontological resources, sites or unique geological features have been identified within the project site. There is no information in the County’s files that would indicate that there is a potential for occurrence of these resources. The site has been previously developed with a winery, vineyards, and two wells. It is therefore not anticipated that any cultural resources are present on the site, and the potential for impact is considered less-than-significant. However, if resources are found

during grading of the project, construction of the project is required to cease, and a qualified archaeologist will be retained to investigate the site in accordance with the following standard condition of approval that will be imposed on the project:

7.2 ARCHEOLOGICAL FINDING

In the event that archeological artifacts or human remains are discovered during construction, work shall cease in a 50-foot radius surrounding the area of discovery. The permittee shall contact the PBES Department for further guidance, which will likely include the requirement for the permittee to hire a qualified professional to analyze the artifacts encountered and to determine if additional measures are required.

If human remains are encountered during project development, all work in the vicinity must be halted, and the Napa County Coroner informed, so that the Coroner can determine if an investigation of the cause of death is required, and if the remains are of Native American origin. If the remains are of Native American origin, the permittee shall comply with the requirements of Public Resources Code Section 5097.98.

- c. No human remains have been encountered on the property and no information has been encountered that would indicate that construction of this project would encounter human remains. Construction activities would occur on previously disturbed portions of the site. However, if resources are found during project grading, construction of the project is required to cease, and a qualified archaeologist would be retained to investigate the site in accordance with standard condition of approval noted above. Impacts would be less than significant.

Mitigation Measures: None required.

VI.	ENERGY. Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
	a) Result in potentially significant environmental impact due to wasteful, inefficient or unnecessary consumption of energy resources during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

- a. During construction of the proposed project, the use of construction equipment, truck trips for hauling materials, and construction workers' commutes to and from the project site would consume fuel. Construction activities and corresponding fuel energy consumption would be temporary and localized. In addition, there are no unusual project characteristics that would cause the use of construction equipment or haul vehicles that would be less energy efficient compared with other similar agricultural construction sites within Napa County.

The proposed project would comply with Title 24 energy use requirements, and once construction is complete, equipment and energy use would be slightly higher than existing levels and the proposed project would not include any unusual maintenance activities that would cause a significant difference in energy efficiency compared to the surrounding developed land uses. Thus, the proposed project would not result in wasteful, inefficient, or unnecessary energy use. This impact would be less than significant

- b. The proposed project would not conflict with the provisions of a state or local plan for renewable energy or energy efficiency because there are no plans applicable to the subject site. No impacts would occur.

Mitigation Measures: None required.

VII.	GEOLOGY AND SOILS. Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
	a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
	i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	d) Be located on expansive soil creating substantial direct or indirect risks to life or property? Expansive soil is defined as soil having an expansive index greater than 20, as determined in accordance with ASTM (American Society of Testing and Materials) D 4829.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

- a.
 - i.) There are no known faults on the project site as shown on the most recent Alquist-Priolo Earthquake Fault Zoning Map. As such, the proposed project would result in a less than significant impact with regards to rupturing a known fault.
 - ii.) All areas of the Bay Area are subject to strong seismic ground shaking. Construction of the project would be required to comply with the latest building standards and codes, including the California Building Code that would reduce any potential impacts to a less than significant level.
 - iii.) No subsurface conditions have been identified on the project site that indicated a susceptibility to seismic-related ground failure or liquefaction. Compliance with the latest edition of the California Building Code for seismic stability would result in less than significant impacts.
 - iv.) The Napa County GIS Sensitivity Maps (Landslides line and polygon) did not indicate the presence of landslides within the area proposed for development.
- b. The proposed improvements would occur on slopes of five percent or less. All on site civil improvements shall be constructed according to plans prepared by a registered civil engineer, which will be reviewed and approved by the County Engineering Division prior to the commencement of any on site land preparation or construction. Grading and drainage improvements shall be constructed according to the current Napa County Road and Street Standards (RSS), Chapter 16.28 of the Napa County Code, and Appendix J of the California

Building Code. Prior to issuance of a building or grading permit the owner shall submit the necessary documents for Erosion Control as determined by the area of disturbance of the proposed development in accordance with the Napa Countywide Stormwater Pollution Prevention Program Erosion and Sediment Control Plan Guidance. Engineering Division Conditions of Approval have been included to ensure compliance with the requirements. Impacts would be less than significant.

- c/d. Based upon the Soil Survey of Napa County, prepared by the United States Department of Agriculture (USDA), the site is composed of Pleasanton Loam, 0 to 2 percent slopes. According to the Napa County GIS Sensitivity Maps (Surficial Deposits layer), the site is underlain by Qhay deposits. Based on the Napa County GIS Sensitivity Maps (liquefaction layer) the property includes areas generally subject to high tendencies to liquefy. All proposed construction will be required to comply with all the latest building standards and codes at the time of construction. Compliance with the latest editions of the California Building Code for seismic stability would reduce any potential impacts to the maximum extent possible, resulting in less than significant impacts.
- e. The Napa County Division of Environmental Health has reviewed this application and recommends approval based on the submitted Onsite Wastewater Disposal Feasibility Study prepared by Applied Civil Engineering, dated September 9, 2024. Soils on the property have been determined to be adequate to support the proposed on-site treatment and dispersal of wastewater generated by existing and proposed wine production as well as sanitary wastewater based on the proposed number of visitors and employees.
- f. No paleontological resources or unique geological features have been identified on the property or were encountered on the property when the existing buildings were constructed or when the vines were planted. However, if resources are found during any earth disturbing activities associated with the project, construction of the project is required to cease, and a qualified archaeologist will be retained to investigate the site in accordance with the standard condition of approval 7.2 identified in **Section V** above.

Mitigation Measures: None required.

VIII.	GREENHOUSE GAS EMISSIONS. Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
	a) Generate a net increase in greenhouse gas emissions in excess of applicable thresholds adopted by the Bay Area Air Quality Management District or the California Air Resources Board which may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	b) Conflict with a county-adopted climate action plan or another applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

On April 20, 2022, the BAAD adopted updated thresholds of significance for climate impacts (CEQA Thresholds for Evaluating the Significance of Climate Impacts, BAAD April 2022)². The updated thresholds to evaluate GHG and climate impacts from land use projects are qualitative and geared toward building and transportation projects. Per the BAAD, all other projects should be analyzed against either an adopted local Greenhouse Gas Reduction Strategy (i.e., Climate Action Plan (CAP)) or other threshold determined on a case-by-case basis by the Lead Agency. If a project is consistent with the State’s long-term climate goals of being carbon neutral by 2045, then a project would have a less-than-significant impact as endorsed by the California Supreme Court in *Center for Biological Diversity v. Department of Fish & Wildlife* (2015) 62 Cal. 4th 204). There is no proposed construction-related climate impact threshold at this time. Greenhouse gas (GHG) emissions from construction represent a very small portion of a project’s lifetime GHG emissions. The proposed thresholds for land use projects are designed to address operational GHG emissions which represent the vast majority of project GHG emissions.

Napa County has been working to develop a Climate Action Plan (CAP) for several years. In 2012, a Draft CAP (March 2012) was recommended using the emissions checklist in the Draft CAP, on a trial basis, to determine potential greenhouse gas (GHG) emissions associated with project development and operation. At the December 11, 2012, Napa County Board of Supervisors (BOS) hearing, the BOS considered adoption of the proposed CAP. In addition to reducing Napa County’s GHG emissions, the proposed plan was intended to address compliance with CEQA for projects reviewed by the County and to lay the foundation for development of a local offset program. While the BOS acknowledged the plan’s

² <https://www.BAAD.gov/plans-and-climate/california-environmental-quality-act-ceqa/updated-ceqa-guidelines>, April 2022

objectives, the BOS requested that the CAP be revised to better address transportation-related greenhouse gas, to acknowledge and credit past accomplishments and voluntary efforts, and to allow more time for establishment of a cost-effective local offset program. The BOS also requested that best management practices be applied and considered when reviewing projects until a revised CAP is adopted to ensure that projects address the County's policy goal related to reducing GHG emissions. In addition, the BOS recommended utilizing the emissions checklist and associated carbon stock and sequestration factors in the Draft CAP to assess and disclose potential GHG emissions associated with project development and operation pursuant to CEQA.

In July 2015, the County re-commenced preparation of the CAP to: i) account for present day conditions and modeling assumptions (such as but not limited to methods, emission factors, and data sources), ii) address the concerns with the previous CAP effort as outlined above, iii) meet applicable State requirements, and iv) result in a functional and legally defensible CAP. On April 13, 2016, the County, as the part of the first phase of development and preparation of the CAP, released Final Technical Memorandum #1: 2014 Greenhouse Gas Emissions Inventory and Forecast, April 13, 2016. This initial phase included: i) updating the unincorporated County's community-wide GHG emissions inventory to 2014, and ii) preparing new GHG emissions forecasts for the 2020, 2030, and 2050 horizons. On July 24, 2018, the County prepared a Notice of Preparation of a Draft Focused EIR for the Climate Action Plan. The review period was from July 24, 2018, through August 22, 2018. The Draft Focused EIR for the CAP was published May 9, 2019. Additional information on the County CAP can be obtained at the Napa County Department of Planning, Building and Environmental Services or online at <https://www.countyofnapa.org/589/Planning-Building-Environmental-Services>. The County's draft CAP was placed on hold, when the Climate Action Committee (CAC) began meeting on regional GHG reduction strategies in 2019. The County is currently preparing an updated CAP to provide a clear framework to determine what land use actions will be necessary to meet the State's adopted GHG reduction goals, including a quantitative and measurable strategy for achieving net zero emissions by 2045.

For the purposes of this assessment the carbon stock and sequestration factors identified within the 2012 Draft CAP are utilized to calculate and disclose potential GHG emissions associated with agricultural "construction" and development and with "ongoing" agricultural maintenance and operation, as further described below. The 2012 Draft CAP carbon stock and sequestration factors are utilized in this assessment because they provide the most generous estimate of potential emissions. As such, the County considers that the anticipated potential emissions resulting from the proposed project that are disclosed in this Initial Study reasonably reflect proposed conditions and therefore are considered appropriate and adequate for project impact assessment.

Regarding operational emissions, as part of the statewide implementation of Senate Bill (SB) 743, the Governor's Office of Planning and Research (OPR) settled upon automobile vehicle miles of travel (VMT) as the preferred metric for assessing passenger vehicle-related impacts under CEQA and issued revised CEQA Guidelines in December 2018, along with a Technical Advisory on Evaluating Transportation Impacts in CEQA to assist practitioners in implementing the CEQA Guidelines revisions. The CEQA Guidelines and the OPR Technical Advisory concluded that, absent substantial evidence otherwise, the addition of 110 or fewer daily trips could be presumed to have a less than significant VMT impact. The County maintains a set of Transportation Impact Study Guidelines (TIS Guidelines) that define situations and project characteristics that trigger the need to prepare a TIS. The purpose of a TIS is to identify whether the project is likely to cause adverse physical or operational changes on a County roadway, bridge, bikeway or other transportation facility, to determine whether the project should be required to implement or contribute to improvement measures to address those changes, and to ensure that the project is developed consistent with the County's transportation plans and policies. Per the County's current TIS Guidelines, a project is required to prepare a TIS if it generates 110 or more net new daily vehicle trips. The TIS Guidelines also include VMT analysis requirements for projects based on trip generation, which includes a screening approach that provides a structure to determine what level of VMT analysis may be required for a given project. For a new project that would generate less than 110 net new daily vehicle and truck trips, not only is the project not required to prepare a TIS, it is also presumed to have a less-than-significant impact for VMT. However, applicants are encouraged to describe the measures they are taking and/or plan to take that would reduce the project's trip generation and/or VMT. Projects that generate more than 110 net new passenger vehicle trips must conduct a VMT analysis and identify feasible strategies to reduce the project's vehicular travel; if the feasible strategies would not reduce the project's VMT by at least 15%, the conclusion would be that the project would cause a significant environmental impact.

- a/b. Overall increases in Greenhouse Gas (GHG) emissions in Napa County were assessed in the Environmental Impact Report (EIR) prepared for the Napa County General Plan Update and certified in June 2008. GHG emissions were found to be significant and unavoidable in that document, despite the adoption of mitigation measures incorporating specific policies and action items into the General Plan.

Consistent with the General Plan action items, Napa County participated in the development of a community-wide GHG emissions inventory and "emission reduction framework" for all local jurisdictions in the County in 2008-2009. This planning effort was completed by the Napa County Transportation and Planning Agency in December 2009, and served as the basis for development of a refined inventory and emission reduction plan for unincorporated Napa County.

The County requires project applicants to consider methods to reduce GHG emissions consistent with Napa County General Plan Policy CON-65(e). Pursuant to State CEQA Guidelines Section 15183, this assessment focuses on impacts that are "peculiar to the project,"

rather than the cumulative impacts previously assessed, because this Initial Study assesses a project that is consistent with an adopted General Plan for which an EIR was prepared. GHGs are the atmospheric gases whose absorption of solar radiation is responsible for the greenhouse effect, including carbon dioxide (CO₂), methane, ozone, and the fluorocarbons, which contribute to climate change. CO₂ is the principal GHG emitted by human activities, and its concentration in the atmosphere is most affected by human activity. It also serves as the reference gas to which to compare other GHGs. For the purposes of this analysis potential GHG emissions associated with winery 'construction' and 'development' and with 'ongoing' winery operations have been discussed.

GHG emissions from construction represent a very small portion of a project's lifetime GHG emissions. The BAAD recommended thresholds do not include a construction-related climate impact threshold at this time. One time "Construction Emissions" associated with the project include: emissions associated with the energy used to develop and prepare the project area, construction, and construction equipment, and worker vehicle trips (hereinafter referred to as Equipment Emissions). The physical improvements associated with this project include the construction of approximately 3,529 sq. ft. winery production space, 3,929 sq. ft. of accessory space, landscaping, and other winery related improvements. As discussed in Section III. Air Quality, construction emissions would have a temporary effect and BAAD recommends incorporating feasible control measures as a means of addressing construction impacts. If the proposed project adheres to relevant best management practices identified by the BAAD and the County's standard conditions of project approval, construction-related impacts are considered less than significant. See Section III. Air Quality for additional information.

The BAAD proposed thresholds for land use projects are designed to address "Operational" GHG emissions which represent the vast majority of project GHG emissions. Operational emissions associated with a winery generally include: i) any reduction in the amount of carbon sequestered by existing vegetation that is removed as part of the project compared to a "no project" scenario (hereinafter referred to as Operational Sequestration Emissions); and ii) ongoing emissions from the energy used to maintain and operate the winery, including vehicle trips associated with employee and visitor trips (hereinafter referred to as Operational Emissions).

As noted above, Napa County has not adopted a qualified GHG reduction strategy or an air quality plan, therefore projects will be evaluated per the BAAD recommended minimum design elements.

Specifically for buildings, the project must *not*:

- Include natural gas appliances or natural gas plumbing (in both residential and nonresidential development); and
- Result in any wasteful, inefficient, or unnecessary electrical usage as determined by the analysis required under CEQA section 21100(b)(3) and CEQA Guidelines section 15126.2(b).

The project will be required, through conditions of project approval, to prohibit the use of natural gas appliances or plumbing. Additionally, at the time of construction the project will be required to comply with the California Building Code, which is currently being updated to include regulations to assist in the reduction of air quality impacts associated with construction, such as prohibiting natural gas appliance and plumbing. The new construction will be required to install energy efficient fixtures complying with CA Building Code Title 24 standards. See section VI. Energy for additional information on energy usage.

Specifically for transportation, the project must:

- Achieve compliance with electric vehicle requirements in the most recently adopted version of CALGreen Tier 2, and
- Achieve a reduction in project-generated vehicle miles traveled (VMT) below the regional average consistent with the current version of the California Climate Change Scoping Plan (currently 15 percent) or meet a locally adopted Senate Bill 743 VMT target reflecting the following recommendations:
 - Residential projects: 15 percent below the existing VMT per capita;
 - Office projects: 15 percent below the existing VMT per employee; or
 - Retail projects: no net increase in existing VMT.

The project will be required to comply with the recently adopted version of CALGreen Tier 2. Project approval will include a condition of approval to ensure this is reviewed and implemented at the time of construction through adherence to the California Building Code.

As discussed above and in section XVII. Transportation, the County maintains TIS Guidelines that include VMT analysis requirements for projects based on trip generation. The project trip generation numbers did not require completion of a traffic study or VMT analysis because new trips would be below the 110 daily trip threshold.

The applicant proposes implementing some GHG reduction strategies. These include the installation of solar panels; the preparation of a Vehicle Miles Traveled (VMT) reduction plan to reduce annual VMT by at least 15% by providing employee incentives, priority parking for efficient transportation, bike riding incentives, and bus transportation for large marketing events; installation of solar hot water heating; energy conserving lighting; installation of an energy star roof; installation of water efficient fixtures; low-impact development to manage

stormwater as close to its source as possible; install a water efficient landscape design; implementation of a sustainable purchasing and shipping program; installation of electrical vehicle charging station(s); public transportation will be available; the structure design will be oriented to maximize passive cooling, heating, and lighting; use of recycled materials for construction and operation; education to staff and visitors on sustainable practices; use of 70-80% cover crop; retention of biomass via pruning and thinning by chipping the materials and reusing it rather than burning on-site; and water conservation by use of processed wastewater for re-use as irrigation. A condition of approval will be included to require implementation of the checked Voluntary Best Management Practices Measures submitted with the project application. If the proposed project adheres to these relevant design standards identified by BAAD, the requirements of the California Building Code, and the County's conditions of project approval, impacts are considered less than significant.

Mitigation Measures: None required.

IX.	HAZARDS AND HAZARDOUS MATERIALS. Would the project	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
	a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	b) Create a significant hazard to the public or the environment through reasonable foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wild-land fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

- a. The proposed project will not involve the transport of hazardous materials other than those small amounts normally used in winery operations. A Business Plan will be filed with the Environmental Health Division should the amount of hazardous materials reach reportable levels. However, in the event that the proposed use or a future use involves the use, storage or transportation of greater than 55 gallons or 500 pounds of hazardous materials, a use permit and subsequent environmental assessment would be required in accordance with the Napa County Zoning Ordinance prior to the establishment of the use. During construction of the project some hazardous materials, such as building coatings/ adhesives/ etc., will be utilized. However, given the quantities of hazardous materials and the limited duration, they will result in a less than significant impact.
- b. Hazardous materials such as diesel, maintenance fluids, and paints would be used onsite during construction. Should they be stored onsite, these materials would be stored in secure locations to reduce the potential for upset or accident conditions. The proposed project consists of the continued operations of an existing winery that would not be expected to use any substantial quantities of hazardous materials. Therefore, it would not be reasonably foreseeable for the proposed project to create upset or accident conditions that involve the release of hazardous materials into the environments. Impacts would be less than significant.

- c. There are no schools located within one-quarter mile from the proposed winery buildings. According to Google Earth, the nearest school to the project site is the Unidos Middle School, located approximately 1.8 linear miles to the southeast of the project site in the City of Napa. No impacts would occur.
- d. Based on a search of the California Department of Toxic Substances Control database, the project site does not contain any known EPA National Priority List sites, State response sites, voluntary cleanup sites, or any school cleanup sites. No impact would occur as the project site is not on any known list of hazardous materials sites.
- e. No impact would occur as the project site is not located within an airport land use plan.
- f. The existing access driveway and on-site circulation configuration meets Napa County Road and Street Standards. The project has been reviewed by the County Fire Department and Engineering Services Division and found acceptable, as conditioned. Therefore, the proposed project would not impair implementation of or physically interfere with any adopted emergency response plan or emergency evacuation plan, or obstruct emergency vehicle access and impacts would be less than significant.
- g. The project would not increase exposure of people and/or structures to a significant loss, injury or death involving wild land fires. The existing driveway would provide adequate access to Solano Avenue. The project would comply with current California Department of Forestry and California Building Code requirements for fire safety. Impacts would be less than significant.

Mitigation Measures: None required.

X.	HYDROLOGY AND WATER QUALITY. Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a)	Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces which would:				
i)	result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii)	substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii)	create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv)	impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d)	In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e)	Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

The County requires all discretionary permit applications to complete necessary water analyses in order to document that sufficient water supplies are available for the proposed project and to implement water saving measures to prepare for periods of limited water supply and to conserve limited groundwater resources.

On June 7, 2022, the Napa County Board of Supervisors provided interim procedures to implement provisions of the Napa County Groundwater Sustainability Plan (GSP) for issuance of new, altered or replacement well permits and discretionary projects that would increase groundwater use. The direction limits a parcel's groundwater allocation to 0.3- acre feet per acre per year, or no net increase in groundwater use if that threshold is exceeded already for parcels located in the GSA Subbasin. For parcels not located in the GSA Subbasin (i.e., generally located in the hillsides), a parcel-specific Water Availability Analysis would suffice to assess potential impacts on groundwater supplies. The project well is located within the GSA Subbasin.

To assess potential impacts resulting from project well(s) interference with neighboring wells within 500 feet and/or springs within 1,500 feet, the County's Water Availability Analysis Guidance Document- May 2015 (WAA) requires applicants to perform a Tier 2 analysis where the proposed project would result in an increase in groundwater extraction from project well(s) compared to existing levels.

To assess the potential impacts of groundwater pumping on hydrologically connected navigable waterways and those non-navigable tributaries connected to navigable waters, the WAA guidance requires applicants to perform a Tier 3 or equivalent analysis for new or replacement wells, or discretionary projects that would rely on groundwater from existing or proposed wells that are located within 1,500 feet of designated "Significant Streams."³

Public Trust: The public trust doctrine requires the state and its legal subdivisions to "consider," give "due regard," and "take the public trust into account" when considering actions that may adversely affect a navigable waterway. (Environmental Law Foundation v. State Water Resources Control Bd.; San Francisco Baykeeper, Inc. v. State Lands Com.) There is no "procedural matrix" governing how an agency should consider public trust uses. (Citizens for East Shore Parks v. State Lands Com.) Rather, the level of analysis "begins and ends with whether the challenged activity harms a navigable waterway and thereby violates the public trust." (Environmental Law Foundation, 26 Cal.App.5th at p. 403.) As demonstrated in the Environmental Law Foundation vs State Water Resources Control Board Third District Appellate Court Case, that arose in the context of a lawsuit over Siskiyou County's obligation in administering groundwater well permits and management program with respect to Scott River, a navigable waterway (considered a public trust resource), the court affirmed that the public trust doctrine is relevant to extractions of groundwater that adversely impact a navigable waterway and that Counties are obligated to consider the doctrine, irrespective of the enactment of the Sustainable Groundwater Management Act (SGMA).

On January 10, 2024, Napa County released the Interim Napa County Well Permit Standards and WAA Requirements - January 2024, providing guidance to comply with the Public Trust.

- a. As discussed in Section VII. Geology and Soils a Wastewater Feasibility Study, dated January 6, 2023, was prepared by Applied Civil Engineering, which outlines the required wastewater system to meet the needs of the proposed winery production, employees, visitation, and marketing programs. The Wastewater Feasibility Study analyzes the existing system and reviews changes that are required to meet the winery's proposed new needs. The analysis found that the predicted Peak Winery Process Wastewater Flow exceeds the capacity of the existing system but the predicted Peak Winery Sanitary Wastewater Flow is within the capacity of the existing system. Due to this factor, design adjustments are needed to accommodate the new process wastewater flow increase. Improvements are not needed for the sanitary wastewater system as the existing design is adequate to handle the proposed flows. To accommodate the new process wastewater flow increase, process wastewater would be collected in an 81,000 gallon irrigation storage tank and then be used for vineyard irrigation rather than being disposed of in the in-ground system. No change is needed to the pretreatment system as it can adequately handle the proposed design flows and provide water of the quality needed for surface irrigation. All application of treated winery process wastewater must comply with the requirements of the Napa County Process Wastewater Guidelines for Surface Drip Irrigation. The facility will have to enroll for coverage under the General Waste Discharge Requirements for Winery Process Water and meet discharge standards and monitoring requirements specific to the amount of waste discharged. The Division of Environmental Health reviewed this report and concurred with its findings, conditioned that the plans shall be designed by a licensed Civil Engineer or Registered Environmental Health Specialist and approved by the Division of Environmental Health. Ongoing water quality monitoring will be required. Additionally, water quality would be maintained through standard stormwater quality treatment control measures and compliance with Engineering Division Conditions of Approval. Impacts would be less than significant.
- b. A Tier I Water Availability Analysis was prepared by Applied Civil Engineering (ACE), dated July 7, 2025, and a Tier III Water Availability

³ Refer to Figure 1: Significant Streams for Tier 3, located at www.countyofnapa.org/3074/Groundwater-Sustainability. The "Significant_Streams" and "Significant_Streams_1500ft_buffer" GIS layers are published as publicly-available open data through the County's ArcGIS Online Account.

Analysis was prepared by Richard C. Slade & Associates LLC (RCS), dated July 8, 2025. As directed by the County's Water Availability Analysis Guidance Document of May 2015 (WAA) and the Interim Well Permit Standards (January 2024), the reports includes Tier 1 calculations for the existing and proposed water uses and a groundwater recharge analysis, a Tier 2 well interference analysis, and a Tier 3 surface water interference analysis.

Tier 1: The Tier 1 analysis considered existing uses onsite to include the winery, landscaping irrigation, vineyard irrigation, and the neighbor's well that is located on the parcel. The existing groundwater usage of the project parcel is estimated at 9.33 acre-feet per year (AFY). The proposed project would not increase groundwater use and would maintain no net increase of groundwater usage.

Source of Demand	Existing (AFY)	Proposed (AFY)	Difference (AFY)
Primary Residence	0	0	0
Vineyard Irrigation	3	2.59	-0.41
Landscape Irrigation	0.2	0.2	0
Winery (Visitation, Marketing, and Employees)	0.77	1.18	+0.41
Silenus Easement Well (Neighboring winery, vineyards, and residential uses)	5.36	5.36	0
Total	9.33	9.33	0

The project parcel currently contains two (2) wells and no new wells are proposed. The parcel contains "Well 1" and "Silenus Easement Well". The proposed winery project will only use Well 1. The next door neighbor (Silenus Winery) has an existing water easement to use the "Silenus Easement Well" and the associated well infrastructure, and no water from this well is used by the Arrow and Branch Winery project parcel. Both wells and all of the approximately 10.09 acres of the project parcel are within the GSA boundary. Napa County's WAA guidelines allot 0.3 AFY of water per acre of land within the GSA; therefore, the 10.09 acres of project parcel within the GSA has an estimated groundwater recharge of 3.027 AFY.

Currently, Well 1 is estimated to draw 3.97 AFY and Silenus Easement Well is estimated to draw 5.36 AFY of water from the GSA, which is higher than the parcel's recharge total of 3.027 AFY, as calculated using the County's Interim Well Standards. The proposed project with the use of reclaimed wastewater for vineyard irrigation would maintain its existing water use. As a whole, the total proposed groundwater demand is 9.33 AFY, equivalent to 308% estimated annual groundwater recharge values for parcel area. Due to this factor, a condition of approval would be imposed to cap Well 1 to the yearly groundwater extraction of 3.97 AFY, to cap the Silenus Easement Well to 5.36 AFY, and an overall cap on the parcel of 9.33 AFY. Additionally, the project would be required to install a well flow meter on Well 1 and the Silenus Easement Well, to verify that no more than the previously existing non-conforming volume of water is pumped from the GSA and that the parcel does not exceed 9.33 AFY of groundwater usage (see COA below).

6.15(d) Groundwater Demand Management Program

1. *The permittee shall install a meter on each well serving the parcel (Well 1 and Silenus Easement Well). Each meter shall be placed in a location that will allow for the measurement of all groundwater used on the project parcel. Prior to the issuance of a grading or building permit for the winery the permittee shall submit for review and approval by the PBES Director a groundwater demand management plan which includes a plan for the location and the configuration of the installation of a meter on the two wells serving the parcel.*
2. *The plan shall identify how best available technology and best management water conservation practices will be applied throughout the parcel.*
3. *The Plan shall identify how best management water conservation practices will be applied where possible in the structures on site. This includes but is not limited to the installation of low flow fixtures and appliances.*
4. *As groundwater consuming activity already exists on the property, meter installation and monitoring shall begin immediately and the first monitoring report is due to the County within 120 days of approval of this Use Permit.*
5. *For the first twelve months of operation under this permit, the permittee shall read the meters of at the beginning of each month and provide the data to the PBES Director monthly. If the water usage on the property exceeds, or is on track to exceed, the maximum groundwater usage values in i through ii below, or if the permittee fails to report, additional reviews and analysis and/or a corrective action program at the permittee's expense shall be required to be submitted to the PBES Director for review and action. In addition to monthly meter readings, Permittee shall also provide well level data to the PBES Director.*

- i. Annual cumulative groundwater usage for all wells on the property shall not exceed 9.33 af/yr.
 - ii. Notwithstanding COA No. 6.15.d.5.i, annual groundwater usage for Well 1 shall not exceed 3.97 af/yr.
 - iii. Notwithstanding COA No. 6.15.d.5.i, annual groundwater usage for Silenus Easement Well shall not exceed 5.36 af/yr.
6. The permittee's wells shall be included in the Napa County Groundwater Monitoring program if the County finds the well suitable.
7. At the completion of the reporting period per 6.15(d)(5) above, and so long as the water usage is within the maximum acre-feet per year as specified above, the permittee may begin the following meter reading schedule:
- i. On or near the first day of each month the permittee shall read the water meter and provide the data to the PBES Director during the first weeks of April and October. The PBES Director, or the Director's designated representative, has the right to access and verify the operation and readings of the meters during regular business hours.

Portion of property	Assessed Area (acres)	Project Well Located within Region	Average Rainfall (ft)	Rainfall Recharge Percentage (RCS, 2019)	Groundwater Recharge (AFY)	Existing Water use (AFY)	Proposed Water Use (AFY)
Inside GSA	10.09	Well 1 & Silenus Easement Well	0.3 AFY/ac (Per Napa County WAA Guidelines)		3.027	9.33	9.33

Tier 2: Pursuant to County's WAA, a Tier 2 analysis is required when a neighboring off-site well is located within 500 feet of the project well, the well is located within 1,500 feet from a spring, or the proposed project requests an increase in groundwater usage. The project does not request an increase in groundwater usage; therefore, a Tier 2 analysis is not required.

Tier 3: A Tier 3 review is the County's adopted method for complying with its duties under the Public Trust Doctrine. As discussed herein, the existing project will comply with the WAA guidance document. Per the County's WAA, a Tier 3 analysis was performed to evaluate potential groundwater to surface water interaction.

The project well is approximately 40-70 feet from the nearest portion of Dry Creek (located north of the project parcel) and the Silenus Easement Well is approximately 50-80 feet from the nearest portion of Dry Creek. Dry Creek is a designated Significant Stream. In the professional opinion of hydrogeologist RCS in their Tier III WAA, the Project well and Silenus Easement well are not in hydraulic connection with any defined Significant Streams because:

- a. Available groundwater depth measurements in the Project Well have been at least 72 feet lower in elevation than the bed elevation of Dry Creek, as measured along Cross Section A-A'. In March 2024, despite flows in the Creek being present in the proximal portion of Dry Creek, the water level in the Project Well was 89 ft below the bed of Dry Creek. In July 2025, the water level in the Project Well was more than 168 ft lower in elevation than the bed of Dry Creek, and ponded water was present in the nearby portion of the creek.
- b. Available groundwater depth measurements in the Silenus Easement Well have been at least 7 ft lower in elevation than the bed of Dry Creek, as measured along Cross Section A-A, and more recent water levels have been much deeper. In March 2024, despite flows being present in the proximal portion of Dry Creek, the water level in the Easement Well as 153 ft below the bed of Dry Creek, and ponded water was present in the nearby portion of the creek.
- c. The Project Well is constructed with a 50-foot-deep surface seal and a screen depth that begins below the bottom of the alluvial aquifer system. Between the bed of Dry Creek and the deeper aquifer materials accessible to the Project Well & Silenus Easement Well, low permeability strata have been documented in, and inferred from, various data sources. Therefore, Dry Creek is not connected to groundwater accessible to the Project Well & Silenus Easement Well. Pumping of the Project Well for the proposed project will not impact surface water flow in the proximal portions of Dry Creek because surface water in Dry Creek is hydrogeologically disconnected from groundwater accessible to the Project Well in the vicinity of the subject property. Similarly, pumping of the Easement Well to meet its existing demands will not impact surface water flow in the proximal portions of Dry Creek because surface water in the creek is hydrogeologically disconnected from groundwater accessible to the Easement Well in the vicinity of the subject property.

- d. Pumping of the Project Well & Silenus Easement Well will not directly influence flows in the proximal portion of Dry Creek because: 1) surface and subsurface data collected by others (LSCE, 2016 & 2022) demonstrate that groundwater in the deeper portion of the alluvial aquifer system (and therefore also the underlying earth materials) is not directly connected to overlying surface water flows in Dry Creek; 2) additional low-permeability strata exist between the screened sections of nearby monitoring well named “217d-swgw2”, and above the screened sections of the Project Well and Silenus Easement Well; and 3) the Project & Silenus Easement Well, as constructed, can only extract groundwater from earth materials beneath those additional low permeability strata.

The Project Well and the Silenus Easement Well were constructed with the depth of uppermost perforations at 95 ft and 140 ft, respectively. The County’s WAA requires that if a well is pumping at a rate of 30 gpm or more and has a depth of uppermost perforations less than 150 feet, the Tier III analysis shall demonstrate that low permeability deposits overly the zone from which extraction is proposed to occur. RCS’s report reviews this feature and concludes that based on the detailed geologic logging of the borehole into which 216s-swgw2 and 217d-dwgw2 (nearby monitoring wells) were constructed, and on RCS’s interpretation of several other driller’s logs drilled proximal to the subject property abundant fine-grained materials are present beneath the subject property. This is true in both the alluvial sediments (Qhf and Qhf) and the underlying Tss/h materials. These fine-grained materials likely act as aquitards, significantly reducing the potential for connectivity and vertical flow between surface water and Dry Creek and groundwater in the aquifer systems beneath the subject property. Monitoring data for the “Site 2 at Dry Creek” well competitions in LSCE (2016 & 2022) demonstrates that Dry Creek is predominantly a losing stream, and those data demonstrate clear evidence of a disconnection.

This information indicates that the aquifers of the project well and Silenus Easement Well are not directly connected to Dry Creek. The proposed project conforms to Napa County’s WAA Tier 3 guidelines. Due to these factors, the project well presumptively meets Napa County’s Tier 3 WAA guidelines for groundwater-surface water interaction. County has satisfied its duty to consider impacts to trust resources and no further analysis is required. Impacts would be less than significant.

- c. The project would not substantially alter the drainage pattern on site or cause a significant increase in erosion or siltation on or off the project site. Improvement plans prepared prior to the issuance of grading or building permits would ensure that the proposed project does not increase runoff flow rate or volume as a result of project implementation. General Plan Policy CON-50 c) requires discretionary projects, including this project, to meet performance standards designed to ensure peak runoff in 2-, 10-, 50-, and 100-year events following development is not greater than predevelopment conditions. The preliminary grading and drainage plan has been reviewed by the Engineering Division. The proposed project would implement standard stormwater quality treatment controls to treat runoff prior to discharge from the project site. The incorporation of these features into the project would ensure that the proposed project would not create substantial sources of polluted runoff. In addition, the proposed project does not have any unusual characteristics that create sources of pollution that would degrade water quality. Impacts would be less than significant.
- d. The site is within the boundaries of the 100 year flood hazard boundaries. Any new construction will be required to obtain a floodplain management permit pursuant to Chapter 16.04 of the Napa County Code. The parcel is not located in an area that is subject to inundation by tsunamis, seiches, or mudflows.
- e. The proposed project would not conflict with a water quality control plan or sustainable groundwater management plan. Impacts would be less than significant.

Mitigation Measures: None required.

XI.	LAND USE AND PLANNING. Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
	a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

a/b. The project would not occur within an established community, nor would it result in the division of an established community. The project complies with the Napa County Code and all other applicable regulations. The subject parcel is located in the AP (Agricultural Preserve) zoning district, which allows wineries and uses accessory to wineries subject to use permit approval. The proposed project is compliant with the physical limitations of the Napa County Zoning Ordinance. The County has adopted the Winery Definition Ordinance (WDO) to protect agriculture and open space and to regulate winery development and expansion in a manner that avoids potential negative environmental effects.

Agricultural Preservation and Land Use Policy AG/LU-1 of the 2008 General Plan states that the County shall, “preserve existing agricultural land uses and plan for agriculture and related activities as the primary land uses in Napa County.” The property’s General Plan land use designation is AR (Agricultural Resource), which allows “agriculture, processing of agricultural products, and single-family dwellings.” More specifically, General Plan Agricultural Preservation and Land Use Policy AG/LU-2 recognizes wineries and other agricultural processing facilities, and any use clearly accessory to those facilities, as agriculture. The project would allow for the continuation of agriculture as a dominant land use within the county and is fully consistent with the Napa County General Plan.

The proposed use of the property for the “fermenting and processing of grape juice into wine” (NCC §18.08.640) supports the economic viability of agriculture within the county consistent with General Plan Agricultural Preservation and Land Use Policy AG/LU-4 (“The County will reserve agricultural lands for agricultural use including lands used for grazing and watershed/ open space...”) and General Plan Economic Development Policy E-1 (The County’s economic development will focus on ensuring the continued viability of agriculture...).

The General Plan includes two complimentary policies requiring wineries to be designed generally of a high architectural quality for the site and its surroundings. There are no applicable habitat conservation plans or natural community conservation plans applicable to the property.

Mitigation Measures: None required.

XII.	MINERAL RESOURCES. Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
	a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

a/b. Historically, the two most valuable mineral commodities in Napa County in economic terms have been mercury and mineral water. More recently, building stone and aggregate have become economically valuable. Mines and Mineral Deposits mapping included in the Napa County Baseline Data Report (Mines and Mineral Deposits, BDR Figure 2-2) indicates that there are no known mineral resources nor any locally important mineral resource recovery sites located on the project site. No impacts would occur.

Mitigation Measures: None required.

XIII.	NOISE. Would the project result in:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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- a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?
- b) Generation of excessive groundborne vibration or groundborne noise levels?
- c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

Discussion:

a/b. The project would result in a temporary increase in noise levels during grading and construction activities for the proposed winery tasting room, production space, and water tank. Construction activities would be limited to daylight hours using properly muffled vehicles. Noise generated during this time is not anticipated to be significant. As such, the project would not result in potentially significant temporary construction noise or vibration impacts. The nearest residence to the proposed winery addition is approximately The nearest residence to the proposed new winery building is approximately 195 feet to the northwest., but also on the opposite side of Dry Creek (note: different types of winery operations occur in different portions of the structure; therefore portions of this section include different distances that reflect estimated measurements between the location of a specific winery operation and the nearby neighbors). Due to this distance, there is a low potential for impacts related to construction noise to result in a significant impact. Further, construction activities would occur during the period of 7am-7pm on weekdays, during normal hours of human activity. All construction activities would be conducted in compliance with the Napa County Noise Ordinance (Napa County Code Chapter 8.16). The proposed project would not result in long-term significant construction noise impacts. Conditions of approval identified below would require construction activities to be limited to daylight hours, vehicles to be muffled, and backup alarms adjusted to the lowest allowable levels. Impacts would be less than significant.

“7.3 CONSTRUCTION NOISE

Construction noise shall be minimized to the greatest extent practical and feasible under State and local safety laws, consistent with construction noise levels permitted by the General Plan Community Character Element and the County Noise Ordinance. Construction equipment muffling and hours of operation shall be in compliance with the County Code. Equipment shall be shut down when not in use. Construction equipment shall normally be staged, loaded, and unloaded on the project site, if at all practicable. If project terrain or access road conditions require construction equipment to be staged, loaded, or unloaded off the project site (such as on a neighboring road or at the base of a hill), such activities shall only occur daily between the hours of 8 am to 5 pm.”

The project proposes to expand daily visitation from 15 visitors per day to 34 visitors per day and with a maximum of 238 visitors per week for Tours and Tasting by Prior Appointment Only. The project also proposes to expand a marketing program as described under Project Description (I). The applicant also proposes to allow for on-site consumption in conformity with Business and Professions Code Sections 23358, 23390 and 23396.5 on the outdoor patio.

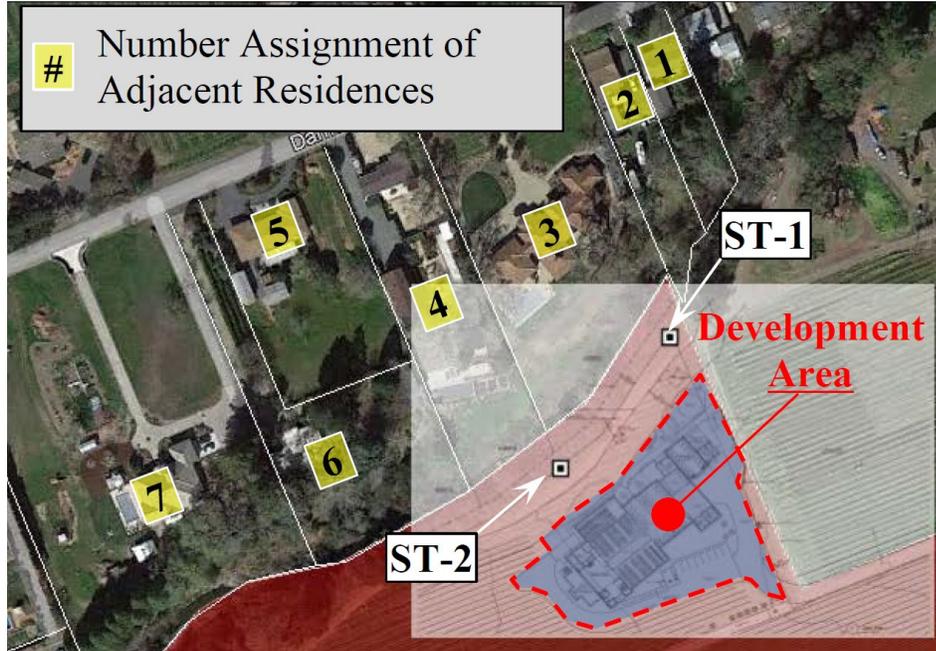
Additional regulations contained within County Code Chapter 8.16 establish exterior noise criteria for various land uses in the County. As described in the Project Setting, above, land uses that surround the proposed parcel are predominantly large lot residential properties, wineries, and vineyards; of these land uses, the residential land use is considered the most sensitive to noise. Based on the standards in County Code section 8.16.070, noise levels, measured at the exterior of a residential structure or residential use on a portion of a larger property, may not exceed 50 decibels for more than half of any hour in the window of daytime hours (7:00 a.m. to 10:00 p.m.) within which the applicant proposes to conduct events. Noise impacts of the proposed project would be considered bothersome and potentially significant if sound generated by it had the effect of exceeding the standards in County Code more than 50 percent of the time (i.e., more than 50 decibels for more than 30 minutes in an hour for a residential use). The nearest off-site residence to the proposed winery is approximately 210 feet to the northwest. Under the proposed project, the largest event that would occur on the parcel would have an attendance of no more than 125 guests, and all events would end by 10:00 p.m., including quiet clean-up. Winery operations would occur between 6:00 a.m. and 6:00 p.m. (production, excluding harvest), 10:00 am to 6:00 pm (tours and tasting), and 10:00 am to 10:00 pm (including quite clean-up). The potential for the creation of significant noise from visitation is significantly reduced, since the tasting areas are predominantly within the winery structure itself, with the exception of the outdoor patio which would potentially create noise in excess of Napa County’s noise standards (additional detail below with mitigation measures). Continuing enforcement of Napa County’s Noise Ordinance by the Division of Environmental Health and the Napa County Sheriff, including the prohibition against

amplified music, should further ensure that marketing events and other winery activities do not create a significant noise impact. Events and non-amplified music, including clean-up are required to finish by 10:00 p.m. Amplified music or sound systems would not be permitted for outdoor events as identified in Standard Condition of Approval 4.10 below. Temporary events would be subject to County Code Chapter 5.36 which regulates proposed temporary events.

“4.10 **AMPLIFIED MUSIC**

There shall be no amplified sound system or amplified music utilized outside of approved, enclosed, winery buildings.”

Illingworth & Rodkin prepared an October 18, 2023, Noise Assessment for the proposed project. The study reviews the proposed project’s potential impacts to noise resources and comes to the following conclusions:



(Site, Noise Measurement Locations and Adjacent Residences, Illingworth & Rodkin, October 18, 2023)

- **Mechanical Equipment:** The winery operations currently, and will continue to, use noise-generating mechanical equipment such as air-cooled condensing units, pumps, and compressors as well as less significant sources of noise, such as air-conditioning systems and exhaust fans. The proposed project includes the use of mechanical equipment, to be located in a mechanical yard at the northern boundary of the parcel. This equipment may be as close as approximately 310, 230, 110, 130, and 200 feet from the property lines of adjacent Residences 1, 2, 3, 4, and 6. Under worst-case condition with the equipment located outside in the mechanical yard, constant noise levels could be 39, 42, 50, 49, and 44 dBA at adjacent Residences 1, 2, 3, 4, and 6. Noise levels associated with worst-case conditions would not exceed the 50 dBA L50 daytime noise limit. Other receptors in the project vicinity would be further from the mechanical equipment, and therefore, exposed to lower levels of noise.
- **Maintenance and Forklift Operations:** Forklift and maintenance operations are expected to take place in the covered crush/receiving areas and within the winery and production/barrel buildings. Such activities within buildings would receive significant noise shielding from the building and are not analyzed within the Noise Study. Outdoor forklift and maintenance operations are considered worst-case condition and are analyzed within the report. Such outdoor operations could occur as close as approximately, 300, 225, 175, 200, and 280 feet from the property lines of Residences 1, 2, 3, 4, and 6. It is anticipated that during high activity periods, these activities would be expected to occur for more than 15 but less than 30 minutes out of an hour and fall in the Project Specific Noise Criteria of 55 dBA L25. Noise levels associated with Forklift and Maintenance Activities are estimated to have noise levels of 45, 48, 47, 46, and 42 dBA from Residences 1, 2, 3, 4, and 5, which does not exceed the project specific noise standards and the closest noise sensitive uses.
- **Bottling Activities:** Bottling would occur over a period of a few weeks per year during the daytime. The analysis conservatively assumes that bottling will be done with a mobile bottling truck at the covered outdoor work area approximately 320, 240, 175, 200, and 265 feet from the property lines of Residences 1, 2, 3, 4, and 6. Noise levels associated with mobile bottling are

estimated to have noise levels of 38, 41, 44, 43, and 40 dBA from Residences 1, 2, 3, 4, and 6, which does not exceed the 50 dBA L50 noise limit.

- **Seasonal Crush Activities:** Under the modified use permit, annual crush related activities would continue to take place in the covered crush pad of the winery building. Crush activities occurring in these areas will receive some noise shielding from building structures. These activities could occur as close as approximately 320, 240, 180, 200, and 270 feet from the property lines of adjacent Residences 1, 2, 3, 4, and 6. Crush activities are made up of relatively constant noise, with occasional discrete maximum noise events, such as the setting of empty bins. When seasonal crush activities are occurring, the relatively constant noise is estimated to produce 30, 33, 36, 35, and 32 dBA from Residences 1, 2, 3, 4, and 6 respectively, which fall below the Napa County noise criteria of 50 dBA noise limit. An occasional discrete noise event (such as the setting of an empty bin) is estimated to produce 48, 51, 54, 53, and 50 dBA from Residences 1, 2, 3, 4, and 6 respectively, which fall below the Napa County's 70 dBA discrete noise event limit. Noise from crush activities would therefore fall below the Napa County noise criteria of 50 dBA L50 and 70 dBA Lmax daytime criteria and 65 dBA nighttime noise limit.
- **Tasting and Marketing Activities:** Marketing events would occur on a western outdoor patio and inside the winery structure. Outdoor amplified music is prohibited, so the primary noise source associated with the event would be raised conversations and acoustic instruments. Napa County's noise threshold is 45 dBA L50. Outdoor events held in the covered patio area could be as close as approximately 460, 380, 200, 175, and 190 feet from the property lines of adjacent property lines of residences 1, 2, 3, 4, and 6. Visitation and marketing events with 30 and 125 guests are estimated to meet Napa County's 45 dBA threshold. Visitation and marketing events with acoustic, non-amplified music, is estimated to produce 40, 42, 49, 50, and 50 dBA from Residences 1, 2, 3, 4, and 6. As the noise threshold is 45 dBA, the estimated noise for acoustic music will be greater than allowed as established by Napa County's noise criteria. In order to mitigate any potential impacts to noise, mitigation measure **NOISE-1** has been implemented to restrict outdoor music performances.

Indoor amplified music is included within the scope of the proposed project. Illingworth & Rodkin's noise analysis estimated that noise from amplified music within the winery structure with open windows and doors would reach levels of 39, 41, 47, 47, 46 dBA from Residences 1, 2, 3, 4, and 6. As the noise threshold is 45 dBA, the estimated noise from indoor amplified music will be greater than allowed as established by Napa County's noise criteria. Illingworth & Rodkin's noise analysis also estimated that noise from amplified music within the winery structure with closed windows and doors would be reduced to levels of 31, 33, 39, 39, and 38 dBA from Residences 1, 2, 3, 4, and 6. With all windows and doors closed, amplified music from winery events held within winery structures would meet Napa County's noise criteria of 45 dBA. In order to mitigate any potential impacts to noise, mitigation measure **NOISE-2** has been required to have the winery close all doors and windows if indoor amplified music were to occur. Illingworth and Rodkin's analysis estimates that all other winery operations will meet Napa County's noise criteria. With the implementation of mitigation measure **NOISE-1** and **NOISE-2**, the project will have a less than significant impact.

- c. The project site is not located within the influence area of the Napa County Airport, according to the Airport Land Use Compatibility Plan. No impacts would occur.

Mitigation Measures:

Mitigation measure **NOISE-1:** Outdoor visitation and marketing events shall not include acoustic music performances.

Mitigation measure **NOISE-2:** The applicant shall keep all windows and doors closed when amplified music is being played inside of the winery structure.

Method of Monitoring: The above measures shall be incorporated as conditions of approval of the project and apply to operational characteristics of the winery. The Napa County Code Compliance Division will enforce winery use permit noise requirements and compliance with Napa County Code's noise ordinance.

XIV.	POPULATION AND HOUSING. Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
	a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

- a. The Association of Bay Area Governments’ Plan Bay Area 2050 Growth Pattern figures indicate that the total households for Napa County are projected to increase some 10% by the year 2050, increasing from 50,000 to 56,000. Unincorporated Napa County, along with the cities of American Canyon, Napa, St. Helena, Calistoga and the town of Yountville all have existing compliant 6th Cycle Housing Elements certified by the State Department of Housing and Community Development. For the 6th Cycle, which runs from 2023 – 2031, Napa county jurisdictions have identified and have rezoned or are in the process of rezoning land to accommodate 3,844 dwelling units, more than half of the households projected by ABAG to develop in Napa county by 2050. In addition, the project would be subject to the County’s housing impact mitigation fee, which provides funding to meet local housing needs.

Cumulative impacts related to population and housing balance were identified in the 2008 General Plan EIR. As set forth in Government Code §65580, the County of Napa must facilitate the improvement and development of housing to make adequate provision for the housing needs of all economic segments of the community. Similarly, CEQA recognizes the importance of balancing the prevention of environment damage with the provision of a “decent home and satisfying living environment for every Californian.” (See Public Resources Code §21000(g).) The 2008 General Plan sets forth the County’s long-range plan for meeting regional housing needs, during the present and future housing cycles, while balancing environmental, economic, and fiscal factors and community goals. The policies and programs identified in the General Plan Housing Element function, in combination with the County’s housing impact mitigation fee, to ensure adequate cumulative volume and diversity of housing.

The one (1) additional full-time employee which is a part of this project could lead to minor population growth in Napa County. Relative to the County’s projected low to moderate growth rate and overall adequate programmed housing supply that population growth does not rise to a level of environmental significance. In addition, the project would be subject to the County’s housing impact mitigation fee, which provides funding to meet local housing needs. Cumulative impacts on the local and regional population and housing balance would be less than significant.

The proposed use permit modification would facilitate ongoing operation of an existing winery. No new infrastructure is proposed that might induce growth by extending service outside of the boundaries of any of the winery owner’s properties. The proposed project does not require installation of any additional new infrastructure, including that which might induce growth by extending services outside of the boundaries of the subject site or increasing the capacity of any existing roadway. Napa County collects fees from developers of nonresidential projects to help fund local affordable housing (see Napa County Code Section 18.107.060 – Nonresidential developments – Housing fee requirement). The fees are assessed with new construction and are collected at time of building permit issuance for new construction of winery buildings.

An increase in one (1) full-time employee is requested as part of the project. Employees and visitors to the winery could increase demand for group transportation services to the winery, though the potential for employment changes of other business supporting the winery’s requested operations is uncertain, unquantifiable, and speculative. The policies and programs identified in the General Plan Housing Element, in combination with the County’s housing impact mitigation fee, ensure adequate cumulative volume and diversity of housing. With limited staffing proposed and no off-site expansion of utilities or facilities to serve other developments, the project would have less than significant impact on population growth.

- b. No existing housing or people would be displaced as a result of the project. Therefore, the project would not displace substantial numbers of existing housing or numbers of people necessitating the construction of replacement housing elsewhere and no impact would occur.

Mitigation Measures: None required.

XV.	PUBLIC SERVICES. Would the project result in:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
	a) Substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
	i) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	ii) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	iii) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	iv) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	v) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

a. Public services are currently provided to the project area and the additional demand placed on existing services as a result of the proposed project would be minimal. The property is located within the service areas of both the Napa County Sheriff's Department as well as the Napa County Fire Department. The proposed winery improvements, if approved, would be inspected by County building inspectors and fire officials in order to ensure that construction occurs in accordance with current Building and Fire Codes applicable at the time of submittal of any requisite building permit application. If approved, the requested use permit modification would facilitate the continued operation of a previously approved winery. The proposed project scope does not include construction of any new residential units nor accompanying introduction of new residents that would utilize existing parks or potentially increase student enrollment in schools located in the area of the winery. School impact fees, which assist local school districts with capacity building measures, would be levied pursuant to building permit submittal. No new parks or other public recreational amenities or institutions are proposed to be built with the proposed use permit. Impacts to public services would be less than significant. Also, see discussion below under Section XV.

Mitigation Measures: None required.

XVI.	RECREATION. Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
	a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

Discussion:

- a. The project would not significantly increase the use of recreational facilities, nor does the project include recreational facilities that may have a significant adverse effect on the environment.
- b. No new public recreational amenities are proposed to be built with, or as a result of, the requested use permit modification application. The proposed project would not result in substantial population growth, resulting in no increase in the use of recreational facilities and requiring no construction or expansion of recreational facilities. The proposed project would have no impact.

Mitigation Measures: None required.

XVII.	TRANSPORTATION. Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
	a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	c) Substantially increase hazards due to a geometric design feature, (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	d) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	e) Conflict with General Plan Policy CIR-14, which requires new uses to meet their anticipated parking demand, but to avoid providing excess parking which could stimulate unnecessary vehicle trips or activity exceeding the site's capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

a/b/c. As part of the statewide implementation of Senate Bill (SB) 743, the Governor's Office of Land Use and Climate Innovation (LCI) settled upon automobile vehicle miles of travel (VMT) as the preferred metric for assessing passenger vehicle-related impacts under CEQA and issued revised CEQA Guidelines in December 2018, along with a Technical Advisory on Evaluating Transportation Impacts in CEQA to assist practitioners in implementing the CEQA Guidelines revisions.

The County's General Plan Circulation Element contains a policy statement (Policy CIR-7) indicating that the County expects development projects to achieve a 15% reduction in project-generated VMT to avoid triggering a significant environmental impact. Specifically, the policy directs project applicants to identify feasible measures that would reduce their project's VMT and to estimate the amount of VMT reduction that could be expected from each measure. The policy states that "projects for which the specified VMT reduction measures would not reduce unmitigated VMT by 15 or more percent shall be considered to have a significant environmental impact." That policy is followed by an action item (CIR-7.1) directing the County to update its CEQA procedures to develop screening criteria for projects that "would not be considered to have a significant impact to VMT" and that could therefore be exempted from VMT reduction requirements.

The new CEQA Guidelines and the LCI Technical Advisory note that CEQA provides a categorical exemption (Section 15303) for additions to existing structures of up to 10,000 square feet, so long as the project is in an area that is not environmentally sensitive and where public infrastructure is available. LCI determined that "typical project types for which trip generation increases relatively linearly with building footprint (i.e., general office building, single tenant office building, office park, and business park) generate or attract 110-

124 trips per 10,000 square feet". They concluded that, absent substantial evidence otherwise, the addition of 110 or fewer daily trips could be presumed to have a less than significant VMT impact.

The County maintains a set of Transportation Impact Study Guidelines (TIS Guidelines) that define situations and project characteristics that trigger the need to prepare a TIS. The purpose of a TIS is to identify whether the project is likely to cause adverse physical or operational changes on a County roadway, bridge, bikeway or other transportation facility, to determine whether the project should be required to implement or contribute to improvement measures to address those changes, and to ensure that the project is developed consistent with the County's transportation plans and policies. Per the County's current TIS Guidelines, a project is required to prepare a TIS if it generates 110 or more net new daily vehicle trips.

The TIS Guidelines also include VMT analysis requirements for projects based on trip generation, which includes a screening approach that provides a structure to determine what level of VMT analysis may be required for a given project. For a new project that would generate less than 110 net new daily vehicle and truck trips, not only is the project not required to prepare a TIS, it is also presumed to have a less than significant impact for VMT. However, applicants are encouraged to describe the measures they are taking and/or plan to take that would reduce the project's trip generation and/or VMT.

Projects that generate more than 110 net new passenger vehicle trips must conduct a VMT analysis and identify feasible strategies to reduce the project's vehicular travel; if the feasible strategies would not reduce the project's VMT by at least 15%, the conclusion would be that the project would cause a significant environmental impact.

Based on maximum winery employee and visitor/guest data for the harvest/crush season, the proposed project would be expected to generate 20 new daily trips on a weekday and 18 new daily trips on a Saturday. This count includes vehicle trips required for 281.3 tons of grape haul.

Since operational and visitor trips associated with the project is below the 110-trip threshold in the Office of Land Use and Climate Innovation guidelines and the County's TIS Guidelines and VMT screening criteria the project would not conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b). Impacts would be less than significant.

- d/e. The winery project was analyzed to determine whether the proposed parking supply would be sufficient for the anticipated daily demand during harvest conditions. The project site, as proposed, would have a total of twelve (12) parking spaces (with one designated for ADA drivers). Visitors to the Winery will be by appointment only. On a busy day, the 34 visitors (14 daily vehicles) will arrive in a staggered arrangement so that there should never be more than six or seven guest vehicles on site at any time. Occasionally, visitors will arrive in a higher-occupancy vehicle such as an SUV, minivan or smaller shuttle bus. The five (5) employees per day would then occupy the remaining spaces. The project is designed to meet the Napa County Road and Street standards, to conform to the latest emergency access requirements, and the existing road system would continue to provide adequate emergency access to the project site. When larger marketing events are held, guests will be brought to the site via bus and daily visitation will not occur on days where a marketing event will be held; further, reducing the proposed project's need for additional parking.

Mitigation Measures: None required.

XVIII. TRIBAL CULTURAL RESOURCES. Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k); or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1? In applying the criteria set forth in subdivision (c) of Public Resources Code section 5024.1, the lead agency shall consider the	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

significance of the resource to a California Native American tribe.

Discussion:

a/b. On June 2, 2025, County Staff sent invitations to consult on the proposed project to Native American tribes who had a cultural interest in the area and who as of that date had requested to be invited to consult on projects, in accordance with the requirements of Public Resources Code section 21080.3.1. The Yocha Dehe Wintun Nation responded by mail to Staff on July 1, 2025, and declined comment as the project site is not located within their aboriginal territories. No other comments were received and the consultation period closed on July 2, 2025.

Archaeological Resource Service was contracted by the applicant to provide a Cultural Resource Study for project parcel. A cultural resource study of the property was completed in March of 2023. The study was conducted to determine the presence or absence of historical or archaeological resources, and potential impacts, if any, as a result of the proposed project. According to the study, no historical resources were observed on the site and the property contains no archaeological remains. The report concluded that no further study or specific recommendations are required. The Cultural Resources conditions of approval discussed in Section V (Cultural Resources), would further avoid and reduce potential impacts to unknown resources.

As such, the proposed project, with the Cultural Resources conditions of approval, would result in less-than-significant impacts to Tribal Cultural Resources, including those that may be eligible for the California Historical Resources Information System or local register, or cultural resources as defined in Public Resources Code Section 5024.1(c).

Mitigation Measures: None required.

XIX.	UTILITIES AND SERVICE SYSTEMS. Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
	a) Require or result in the relocation or construction of a new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

a. As discussed in detail in Section VII. Geology and Soils, an Onsite Wastewater Feasibility Study, dated September 9, 2023, was prepared by Applied Civil Engineering which outlines the required wastewater system to meet the needs of the proposed winery production,

employees, visitation, and marketing programs. The Onsite Wastewater Feasibility Study proposes and recommends that the disposal of the treated winery process wastewater be via irrigation of the onsite vineyard. The study analyzed the potential of using approximately 4 acres vineyard that is located to the west of the new winery structure and outside of the well setbacks. In order to accommodate differences in the timing of wastewater generation, irrigation demand, and limitations of wet weather application of treated wastewater, a storage tank will be required. The proposed project includes an 81,000-gallon process wastewater storage tank. The analysis assumes that during the summer, the treated water will be used to offset the irrigation needs of the vineyard, and in the winter application of treated winery process wastewater will not occur to prevent runoff.

The process waste system will be designed per RWQCB and PBES requirements. The facility will have to enroll for coverage under the General Waste Discharge Requirements for Winery Process Water and meet discharge standards and monitoring requirements specific to the amount of waste discharged. The division of Environmental Health reviewed this report and concurred with its findings, conditioning that the plans shall be designed by a licensed Civil Engineer or Registered Environmental Health Specialist and approved by the Division of Environmental Health. Ongoing water quality monitoring will be required.

Based on the proposed uses, the onsite water system will be classified as a transient noncommunity (TNC) public water system per the State of California Drinking Water Requirements. Applied Civil Engineering completed a Transient Non-community Water System analysis, dated September 19, 2024. Applied Civil Engineering’s report concludes that the project’s well meets all applicable state standards, but a new water storage tank of a minimum of 2,369 gallons is required. Impacts would be less than significant.

- b. As discussed in Section X. A Tier I Water Availability Analysis was prepared by Applied Civil Engineering, dated July 7, 2025, and a Tier III Water Availability Analysis was completed by Richard C. Slade & Associates LLC (RSA), dated July 8, 2025. The report includes calculations for the existing and proposed water uses and a groundwater recharge analysis. An onsite water audit of existing uses was completed, and the existing water use associated with the winery, vineyards, landscaping, and the neighbor’s easement well is estimated to be 9.33 AFY. Due to the proposed winery modification, total water usage would increase by 0.41 AFY; however, the proposed project includes reusing 0.41 AFY of process wastewater to offset groundwater that is currently being used to water onsite vineyards. Due to this factor, the proposed project proposes no net increase in groundwater usage. The Water Availability Analysis utilized Napa County’s WAA guidance document to establish a 0.3 AFY per acre of recharge for the project parcel, since it is located within the GSA, and calculates a parcel recharge volume of 3.027 AFY. The project well currently draws 3.97AFY and the Silenus Easement Well is estimated to draw 5.36 AFY. Due to this factor, Napa County has conditioned the project to install a well flow meter on the project well and the Silenus Easement well, to verify that no more than the previously existing non-conforming volume of water is pumped from the project well and that the parcel does not exceed 9.33 AFY of groundwater usage. The proposed water use would not impact groundwater availability.
- c. Wastewater would be treated on-site and would not require a wastewater treatment provider; therefore, no impact would occur.
- d/e. According to the Napa County Baseline Data Report, all of the solid waste landfills where Napa County’s waste is disposed have more than sufficient capacity related to the current waste generation. The project would comply with federal, state, and local statutes and regulations related to solid waste. Therefore, impacts would be less than significant.

Mitigation Measures: None required.

XX.	WILDFIRE. If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a)	Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Due to slope, prevailing winds and other factors, exacerbate wildfire risks and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?
- d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

Discussion:

a-d. The proposed project is located within the local responsibility area. There are no project features that would substantially impair an adopted emergency response plan or emergency evacuation plan. The project site is generally flat with slopes ranging from 0-5% and is located on the valley floor with access from Solano Avenue, a County maintained road. There are existing overhead power lines along the road. Water storage tanks for fire suppression are provided on site. The project would comply with current California Department of Forestry and California Building Code requirements for fire safety. Impacts would be less than significant.

Mitigation Measures: None required.

XXI.	MANDATORY FINDINGS OF SIGNIFICANCE	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
	a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	c) Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

- a. The site has been previously disturbed and does not contain any known listed plant or animal species. The project will not degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal. All potential biological related impacts would be less than significant with the implementation of mitigation measures **BIO-1** through **BIO-5**. As identified in Section V above, no known historically sensitive sites or structures, archaeological or paleontological resources, or sites of unique geological features have been identified within the project site. No historic or prehistoric resources are anticipated to be affected by the proposed project nor will the proposed project eliminate important examples of the major periods of California history or prehistory. In the event archaeological artifacts are found, a standard condition of approval and mitigation measure would be incorporated into the project (See Above, Section V. Cultural Resources, COA 7.2 Archaeological Findings). Impacts would be less than significant.
- b. The project does not have impacts that are individually limited, but cumulatively considerable. Potential impacts to air quality, greenhouse gas emissions, hydrology, and traffic are discussed in the respective sections above and were determined to have a less than significant

impact. As discussed in Section VIII. Green House Gas and Section XVII. Transportation, potential impacts to air pollution and GHG emissions are being addressed through meeting BAAD recommended design elements, with the addition of Greenhouse Gas Voluntary Best Management Practices, and VMT reduction strategies. The applicant intends to implement a number of greenhouse gas reduction strategies including installation of solar panels; the preparation of a Vehicle Miles Traveled (VMT) reduction plan to reduce annual VMT by at least 15% by providing employee incentives, priority parking for efficient transportation, bike riding incentives, and bus transportation for large marketing events; installation of solar hot water heating; energy conserving lighting; installation of an energy star roof; installation of water efficient fixtures; low-impact development to manage stormwater as close to its source as possible; install a water efficient landscape design; implementation of a sustainable purchasing and shipping program; installation of electrical vehicle charging station(s); public transportation will be available; the structure design will be oriented to maximize passive cooling, heating, and lighting; use of recycled materials for construction and operation; education to staff and visitors on sustainable practices; use of 70-80% cover crop; retention of biomass via pruning and thinning by chipping the materials and reusing it rather than burning on-site; and water conservation by use of processed wastewater for re-use as irrigation. Section X. Hydrology includes detail on the Water Availability Analysis which demonstrates that the proposed project would result in no net increase over the existing levels. Potential cumulative impacts would be less than significant.

- c. All potential impacts identified in this Mitigated Negative Declaration are less than significant with the exception of Biological and Noise Resources, for which Mitigation measures are proposed. Therefore, the proposed project would not result in significant environmental effects that cause substantial adverse effects on human beings either directly or indirectly. Impacts would be less than significant.

Mitigation Measures: None required.

**Arrow and Branch Winery, Use Permit Major Modification (P23-00057-MOD)
Mitigation Monitoring and Reporting Program**

Potential Environmental Impact	Adopted Mitigation Measure	Monitoring and Reporting Actions and Schedule	Implementation	Monitoring	Reporting & Date of Compliance/Completion
MM BIO-1: Minimize potential indirect impacts to nesting birds	<p>BIO-1: The owner/permittee shall implement the following measures to minimize impacts associated with the potential loss and disturbance of special-status and nesting birds and raptors consistent with and pursuant to California Fish and Game Code Sections 3503 and 3503.5:</p> <ol style="list-style-type: none"> a. For earth-disturbing activities occurring between February 1 and August 31 (which coincides with the grading season of April 1 through October 15 – NCC Section 18.108.070.L, and bird breeding and nesting seasons), a qualified biologist (defined as knowledgeable and experienced in the biology and natural history of local avian resources with the potential to occur at the project site) shall conduct a preconstruction surveys for nesting birds within all suitable habitat on the project site, and where there is potential for impacts adjacent to the project areas (typically within 500 feet of project activities). The preconstruction survey shall be conducted no earlier than seven (7) days prior to when vegetation removal and ground disturbing activities are to commence. Should ground disturbance commence later than seven (7) days from the survey date, surveys shall be repeated. A copy of the survey shall be provided to the Napa County Planning Division and the CDFW prior to commencement of work. b. After commencement of work if there is a period of no work activity of seven (7) days or longer during the bird breeding season, surveys shall be repeated to ensure birds have not established nests during inactivity. c. In the event that nesting birds are found, the owner/permittee shall identify appropriate avoidance methods and exclusion buffers in consultation with the County Conservation Division and the USFWS and/or CDFW prior to initiation of project activities. Exclusion buffers may vary in size, depending on habitat characteristics, project activities/disturbance levels, and species as determined by a qualified biologist in consultation with the County’s Planning Division and/or the USFWS or CDFW. d. Exclusion buffers shall be fenced with temporary construction fencing (or the like), the installation of which shall be verified by Napa County prior to the commencement of any earthmoving and/or development activities. Exclusion buffers shall remain in effect until the young have 	<p>The above measures shall be incorporated as conditions of approval of the project (if approved) and apply to associated building and grading permits with survey recommendations to be implemented in conjunction with all construction activities.</p>	<p>P</p>	<p>PD</p>	<p>PC _/_/_</p>

Notes: P = Permittee, PD = Planning Division, BD = Building Division, E = Engineering Division, DFW = Dept of Fish & Wildlife, CT = CALTRANS, EH = Environmental Health, PW = Public Works Dept, PE/G =Project Engineer/Geologist
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Potential Environmental Impact	Adopted Mitigation Measure	Monitoring and Reporting Actions and Schedule	Implementation	Monitoring	Reporting & Date of Compliance/Completion
	<p>fledged or nest(s) are otherwise determined inactive by a qualified biologist.</p> <p>Alternative methods aimed at flushing out nesting birds prior to preconstruction surveys, whether physical (i.e., removing or disturbing nests by physically disturbing trees with construction equipment), audible (i.e., utilizing sirens or bird cannons), or chemical (i.e., spraying nesting birds or their habitats) would be considered an impact to nesting birds and is prohibited. Any act associated with flushing birds from project areas should undergo consultation with the USFWS/CDFW prior to any activity that could disturb nesting birds.</p>				
<p>MM BIO-2: Minimize potential indirect impacts to Northern Spotted Owls</p>	<p>BIO-2: Minimize potential indirect impacts to Northern Spotted Owls</p> <p>a. For project activities occurring between March 15 and July 31, prior to any vegetation removal or construction activities, a qualified biologist shall perform a NSO habitat assessment to determine the potential for this species to be present within the disturbance area as well as within a 0.25-mile buffer surrounding each disturbance area. The assessment shall include both a review of recent aerial photography and a field visit to review conditions directly. Additionally, the qualified biologist shall perform an on-site nocturnal calling survey for NSO from at least mid-March onward and prior to initiation of construction activities. Survey stations for the calling survey shall be sited to cover post-fire forest stands that are most suitable for NSO occupation. The results of the updated habitat assessment and survey shall be provided to the County for review prior to project initiation. If NSO is observed or otherwise believed to be present within the focal area described above, measures shall be implemented in consultation with CDFW to ensure that project activities would not result in a take of the species and that any potential impacts are otherwise minimized to the extent feasible.</p>	<p>The above measures shall be incorporated as conditions of approval of the project (if approved) and apply to associated building and grading permits with survey recommendations to be implemented in conjunction with all construction activities.</p>	<p>P</p>	<p>PD</p>	<p>PC _/_/_</p>
<p>MM BIO-3: Minimize potential indirect impacts to bats</p>	<p>BIO-3: Bat Tree Habitat Assessment and Surveys.</p> <p>Prior to the commencement of Project Construction activities, a qualified biologist shall conduct a habitat assessment for bats, unless otherwise approved in writing by CDFW. The habitat assessment shall be conducted a minimum of 30 to 90 days prior to tree trimming shall include a visual inspection of potential roosting features of trees to be removed (e.g., cavities, crevices in wood and bark, exfoliating bark for colonial species, suitable</p>	<p>The above measures shall be incorporated as conditions of approval of the project (if approved) and apply to associated building and grading permits with survey recommendations to be</p>	<p>P</p>	<p>PD</p>	<p>PC _/_/_</p>

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Potential Environmental Impact	Adopted Mitigation Measure	Monitoring and Reporting Actions and Schedule	Implementation	Monitoring	Reporting & Date of Compliance/Completion
	<p>canopy for foliage roosting species). If suitable habitat trees are found, they shall be flagged or otherwise clearly marked, CDFW shall be notified immediately, and tree trimming shall not proceed without approval in writing from CDFW. If the presence of bats is presumed or documented, trees may be trimmed only: a) using the two-step trimming process detailed below during seasonal periods of bat activity, from approximately March 1 through April 15 and September 1 through October 15, or b) after a qualified biologist, under prior written approval of the proposed survey methods by CDFW, conducts night emergence surveys or completes visual examination of roost features that establish absence of roosting bats. Two-step tree trimming shall be conducted over two consecutive days, as follows: 1) the first day (in the afternoon), under the direct supervision and instruction by a qualified biologist with experience conducting two-step tree trimming, limbs and branches shall be removed by a tree cutter using chainsaws only. Limbs with cavities, crevices or deep bark fissures shall be avoided, and 2) the second day the remainder shall be removed.</p>	<p>implemented in conjunction with all construction activities.</p>			
<p>MM BIO-4: Tree Trimming</p>	<p>BIO-4: Tree Trimming</p> <ul style="list-style-type: none"> a. Prior to any earthmoving activities, the owner/permittee shall place temporary fencing at the edge of the dripline of trees to be retained that are located adjacent to the development area (typically within approximately 50-feet of the development area). The precise locations of said fences shall be inspected and approved by the Planning Division prior to the commencement of any earthmoving activities. No disturbance, including grading, placement of fill material, storage of equipment, etc. shall occur within the designated protection areas for the duration of project construction. b. The owner/permittee shall refrain from severely trimming the trees (typically no more than 1/3rd of the canopy) and vegetation to be retained adjacent to the winery development and water tank. c. In accordance with County Code Section 18.108.100 (Erosion hazard areas – Vegetation preservation and replacement), trees that are inadvertently removed that are not within the boundary of the project and/or not identified for removal as part of #P23-00057-MOD shall be replaced on-site with fifteen-gallon trees at a ratio of 2:1 at locations approved by the planning director. A replacement plan shall be prepared for county review and approval that includes at a minimum, 	<p>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.</p>	<p>P</p>	<p>PD</p>	<p>PC _/_/_</p>

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Potential Environmental Impact	Adopted Mitigation Measure	Monitoring and Reporting Actions and Schedule	Implementation	Monitoring	Reporting & Date of Compliance/Completion
	the locations where replacement trees will be planted, success criteria of at least 80%, and monitoring activities for the replacement trees. The replacement plan shall be implemented before improvements obtain final occupancy. Any replaced trees shall be monitored for at least three years to ensure an 80% survival rate. Replacement trees shall be installed and documented that they are in good health prior to completion and finalization of the associated building permits.				
MM BIO-5: Riparian Protection	<p>BIO-5: Riparian Protection. The Owner/Permittee shall implement the following measures to prevent the inadvertent encroachment into specified stream setbacks during construction:</p> <p>a. 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.</p> <p>b. All construction and related traffic shall remain outside of the protective fencing to the maximum extent practicable to ensure that the stream, buffer zones, and associated woodland habitat remains undisturbed.</p>	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.	P	PD	PC _/_/_
MM NOISE-1: Outdoor Visitation	NOISE-1: Outdoor visitation and marketing events shall not include acoustic music performances.	The above measures shall be incorporated as conditions of approval of the project and apply to operational characteristics of the winery. The Napa County Code Compliance Division will enforce winery use permit noise requirements and compliance with Napa County Code's noise ordinance.	P	PD	PC _/_/_

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Potential Environmental Impact	Adopted Mitigation Measure	Monitoring and Reporting Actions and Schedule	Implementation	Monitoring	Reporting & Date of Compliance/Completion
MM NOISE-2: Indoor Amplified Music	NOISE-2: The applicant shall keep all windows and doors closed when amplified music is being played inside of the winery structure.	The above measures shall be incorporated as conditions of approval of the project and apply to operational characteristics of the winery. The Napa County Code Compliance Division will enforce winery use permit noise requirements and compliance with Napa County Code's noise ordinance.	P	PD	PC _/_/_

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“B”

Recommended Findings

**PLANNING COMMISSION HEARING – SEPTEMBER 17, 2025
RECOMMENDED FINDINGS**

**ARROW AND BRANCH WINERY USE PERMIT MAJOR
MODIFICATION P23-00057-MOD
5215 SOLANO AVE, NAPA, CA 94558
APN 034-190-040-000**

ENVIRONMENTAL:

The Planning Commission (Commission) has received and reviewed the proposed Mitigated Negative Declaration pursuant to the provisions of the California Environmental Quality Act (CEQA) and of Napa County’s Local Procedures for Implementing CEQA, and makes the following findings. That:

1. The Planning Commission has read and considered the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (MMRP) prior to taking action on said Mitigated Negative Declaration and the proposed project.
2. The Mitigated Negative Declaration and MMRP is based on independent judgment exercised by the Commission.
3. The Mitigated Negative Declaration and MMRP was prepared and considered in accordance with the requirements of the California Environmental Quality Act (CEQA).
4. There is no substantial evidence in the record as a whole, that the project will have a significant effect on the environment provided that measures to mitigate potentially significant impacts to biological and noise resources are incorporated into the project approval.
5. There is no evidence, in considering the record as a whole that the proposed project will have a potential adverse effect on wildlife resources or habitat upon which the wildlife depends.
6. The site of this proposed project is not on any of the lists of hazardous waste sites enumerated under Government Code Section 65962.5 and is not within the boundaries of any airport land use plan.
7. The Secretary of the Commission is the custodian of the records of the proceedings on which this decision is based. Records are located at the Napa County Planning, Building, and Environmental Services Department, 1195 Third Street, Ste 210, Napa, California.

USE PERMIT:

The Commission has reviewed the Use Permit Major Modification request in accordance with the requirements of Napa County Code and makes the following findings:

8. The Commission has the power to issue the approval for the Use Permit Major Modification request under the Zoning Regulations in effect as applied to the property;

Analysis: The project is consistent with Agricultural Preserve (AP) zoning district regulations. A winery (as defined in Napa County Code Section 18.08.640) and uses in connection with a winery (see Napa County Code Section 18.16.030) are permitted in an AP zoned district with an approved use permit. Major Modifications to Use Permits for wineries located in the AP zoning district require Planning Commission Approval (Napa County Code Sections 18.16.030, 18.124.010, and 18.124.130). There is no companion action necessary for the requested Use Permit Major Modification that would require action by the Board of Supervisors. The project complies with the requirements of the Winery Definition Ordinance (Ord. No. 947, 1990) and the remainder of the Napa County Zoning Ordinance (Title 18, Napa County Code) as applicable.

9. The procedural requirements for a Use Permit Major Modification set forth in Chapter 18.124 of Napa County Code (zoning regulations) have been met;

Analysis: The use permit application for a Major Modification to the Use Permit has been appropriately filed, noticed, and public hearing requirements of County Code Sections 18.124.040.B and 18.136.040 have been met. The public hearing notice and intent to adopt a Mitigated Negative Declaration was posted and published in the Napa Valley Register on August 14, 2025, and copies of the notice were forwarded to property owners within 1,000 feet of the Property.

10. The grant of the Use Permit Major Modification, as conditioned, will not adversely affect the public health, safety or welfare of the County;

Analysis: Granting the Use Permit Major Modification for the project as proposed and conditioned will not adversely affect health, safety or welfare of the County. Applicable County divisions and departments have reviewed the project and commented regarding the proposed site access, grading, drainage, the existing septic system capacity, parking, building permits, and fire protection. Conditions are recommended which will be incorporated into the project to assure the protection of the public health, safety, and welfare.

11. The proposed Use Permit Major Modification complies with the applicable provisions of Napa County Code and is consistent with the policies and standards of the Napa County General Plan;

Analysis: Compliance with the Zoning Ordinance The project is consistent with the AP zoning district regulations. A winery (as defined in the Napa County Code Section 18.08.640) and uses in connection with a winery (refer to Napa County Code Section 18.16.030) are permitted in the AP zoning district subject to an approved use permit. The proposed project includes the expansion of an existing winery facility and expansion of an existing visitation and marketing program. The project, as conditioned, complies with the Napa County Winery Definition Ordinance (WDO) and all other requirements of the Zoning Code as applicable.

Analysis: Compliance with the General Plan As proposed and conditioned, the requested Use Permit is consistent with the overall goals and policies of the 2008 Napa County General Plan. The General Plan land use designation for the subject parcel is Agricultural Resource (AR). General Plan Agricultural Preservation and Land Use Goal AG/LU-1 guides the County to “preserve existing agricultural land uses and plan for agriculture and related activities as the primary land uses in Napa County.” General Plan Goal AG/LU-3 states that the County should “support the economic viability of agriculture, including grape growing, winemaking, other types of agriculture, and supporting industries to ensure the preservation of agricultural lands.” Goal AG/LU-3 and Policy AG/LU-2 recognize wineries as agricultural uses. The use of the property for fermenting and processing grape juice into wine supports the economic viability of agriculture within the County, consistent with Goal AG/LU-3 and Policy AG/LU-4 (“The County will reserve agricultural lands for agricultural use including land used for grazing and watershed/open space...”). By allowing the proposed agricultural use, the requested Use Permit supports the economic viability of the existing vineyards and agricultural product processing, consistent with Economic Development Goal E-1 and Policy E-1. The “Right to Farm” is recognized throughout the General Plan and is specifically called out in Policy AG/LU-15 and in Chapter 2.94 of the County Code. “Right to Farm” provisions ensure that agriculture remains the primary land use in Napa County and is not threatened by potentially competing uses or neighbor complaints. Napa County’s adopted General Plan reinforces the County’s long-standing commitment to agricultural preservation, urban centered growth, and resource conservation.

Applicable Napa County General Plan goals and policies:

Goal AG/LU-1: Preserve existing agricultural land uses and plan for agriculture and related activities as the primary land uses in Napa County.

Goal AG/LU-3: Support the economic viability of agriculture, including grape growing, winemaking, other types of agriculture, and supporting industries to ensure the preservation of agricultural lands.

Policy AG/LU-4: The County will reserve agricultural lands for agricultural use including lands used for grazing and watershed/open space, except for those lands which are shown on the Land Use Map as planned for urban development. Policy AG/LU-8: The County’s minimum agricultural parcel sizes shall ensure that agricultural areas can be maintained as economic units.

Policy AG/LU-15: The County affirms and shall protect the right of agricultural operators in designated agricultural areas to commence and continue their agricultural practices (a “right to farm”), even though established urban uses in the general area may foster complaints against those agricultural practices. The “right to farm” shall encompass the processing of agricultural products and other activities inherent in the definition of agriculture provided in Policy AG/LU-2.

Goal CON-10: Conserve, enhance and manage water resources on a sustainable basis to attempt to ensure that sufficient amounts of water will be available for the uses allowed by this General Plan, for the natural environment, and for future generations.

Goal CON-11: Prioritize the use of available groundwater for agricultural and rural residential uses rather than for urbanized areas and ensure that land use decisions recognize the long-term availability and value of water resources in Napa County.

Policy CON-53: The County shall ensure that the intensity and timing of new development are consistent with the capacity of water supplies and protect groundwater and other water supplies by requiring all applicants for discretionary projects to demonstrate the availability of an adequate water supply prior to approval. Depending on the site location and the specific circumstances, adequate demonstration of availability may include evidence or calculation of groundwater availability via an appropriate hydrogeological analysis or may be satisfied by compliance with County Code “fair-share” provisions or applicable State law. In some areas, evidence may be provided through coordination with applicable municipalities and public and private water purveyors to verify water supply sufficiency.

Policy CON-55: The County shall consider existing water uses during the review of new water uses associated with discretionary projects, and where hydrogeological studies have shown that the new water uses will cause significant adverse well interference or substantial reductions in groundwater discharge to surface waters that will alter critical flows to sustain riparian habitat and fisheries or exacerbate conditions of overdraft, the County shall curtail those new or expanded water uses.

Policy CON-72: The County shall seek to reduce the energy impacts from new buildings by applying Title 24 energy standards as required by law and providing information to the public and builders on available energy conservation techniques, products, and methods available to exceed those standards by 15 percent or more.

Policy CON-77: All new discretionary projects shall be evaluated to determine potential significant project-specific air quality impacts and shall be required to incorporate appropriate design, construction, and operational features to reduce emissions of criteria pollutants regulated by the state and federal governments below the applicable significance standard(s) or implement alternate and equally effective mitigation strategies consistent with BAAQMD’s air quality improvement programs to reduce emissions. In addition to these policies, the County’s land use policies discourage scattered development which contributes to continued dependence on the private automobile as the only means of convenient transportation. The County’s land use policies also contribute to efforts to reduce air pollution.

Policy CON-81: The County shall require dust control measures to be applied to construction projects consistent with measures recommended for use by the BAAQMD [Bay Area Air Quality Management District].

Goal E-1: Maintain and enhance the economic viability of agriculture.

Policy E-1: The County's economic development will focus on ensuring the continued viability of agriculture in Napa County.

Policy SAF-20: All new development shall comply with established fire safety standards. Design plans shall be referred to the appropriate fire agency for comment as to:

- 1) Adequacy of water supply.
- 2) Site design for fire department access in and around structures.
- 3) Ability for a safe and efficient fire department response.
- 4) Traffic flow and ingress/egress for residents and emergency vehicles.
- 5) Site-specific built-in fire protection
- 6) Potential impacts to emergency services and fire department response

12. The proposed use would not require a new water system or improvement causing significant adverse effects, either individually or cumulatively, on an affected groundwater basin in Napa County, unless that use would satisfy any of the other criteria specified for approval or waiver of a groundwater permit under Section 13.15.070 or 13.15.080 of the Napa County Code.

Analysis: The subject property is not located in a "groundwater deficient area" as identified in Section 13.15.010 of the Napa County Code, and is consistent with General Plan Conservation Policies CON-53 and CON-55 which require that applicants, who are seeking discretionary land use approvals, prove that adequate water supplies are available to serve the proposed use without causing significant negative impacts to shared groundwater resources. Based on the submitted Tier I Water Availability Analysis (WAA) by Applied Civil Engineering and Tier III WAA by Richard C. Slade & Associates LLC, the subject 10.09 acre parcel has an estimated groundwater recharge of 3.027 acre-feet per year (af/yr). The parcel currently includes two wells, the project well and the Silenus Easement Well. Water Demand Calculations submitted for the project indicate the water demand for existing uses on the property as 12.47 af/yr which includes: vineyard irrigation (3 af/yr), landscape irrigation (0.2 af/yr), a winery visitation program (0.77 af/yr), and a neighbor's well that is located on the project parcel (8.5) af/yr). The proposed groundwater demand would use the following: vineyard irrigation (2.59 af/yr), landscape irrigation (0.2 af/yr), a winery visitation program (1.18 af/yr), and a neighbor's well that is located on the project parcel (8.5 af/yr).

The proposed project would not increase groundwater use beyond existing conditions, due to the modification of the winery's process wastewater system to irrigate vines which would offset the project's proposed expansion to the winery's production, visitation, marketing, and employee programs. The project has been conditioned to implement a Groundwater Demand Management Program that will monitor and report well meter readings to the County. The project will not interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater level.

Therefore, the project is considered not to have the potential to significantly impact groundwater resources. Since the projected water demand for Well 1 and the Silenus Easement Well are equivalent to the existing conditions on the parcel, the requested Use Permit Major Modification is consistent with General Plan Goals CON-10 and CON-11, as well as the policies mentioned above that support reservation and sustainable use of groundwater for agricultural and related purposes. The project will not require a new water system or other improvements that would have a negative impact on local groundwater.

“C”

Recommended Conditions of Approval

PLANNING COMMISSION HEARING – SEPTEMBER 17, 2025
RECOMMENDED CONDITIONS OF APPROVAL

ARROW AND BRANCH WINERY USE PERMIT MAJOR MODIFICATION
P23-00057-MOD
APN 034-190-040-000

This permit encompasses and shall be limited to the project commonly known as **Arrow and Branch Winery**, located at **5215 Solano Ave, Napa**. Part I encompasses the Project Scope and general conditions pertaining to statutory and local code references, project monitoring, and the process for any future changes or activities. Part II encompasses the ongoing conditions relevant to the operation of the project. Part III encompasses the conditions relevant to construction and the prerequisites for a Final Certificate of Occupancy. It is the responsibility of the permittee to communicate the requirements of these conditions and mitigations (if any) to all designers, contractors, employees, and guests of the winery to ensure compliance is achieved.

Where conditions are not applicable or relevant to this project, they shall be noted as “Reserved” and therefore have been removed.

When modifying a legally established entitlement related to this project, these conditions are not intended to be retroactive or to have any effect on existing vested rights except where specifically indicated.

PART I

1.0 PROJECT SCOPE

The permit encompasses and shall be limited to:

- 1.1 Approval to modify an existing 30,000 gallon per year winery, previously approved under P12-00440-UP, P13-00435-VMM, P15-00357-VMM, P16-00382-VMM, and P21-00087-MM to allow the following:
 - a. Increase production capacity from 30,000 gallons per year to 45,000 gallons per year;
 - b. Expansion of an existing winery building, including the construction of approximately 3,529 square feet of additional production space, for a total of 13,797 square feet of production space, and construction of approximately 3,929 square feet for additional accessory uses, for a total of 4,308 square feet for accessory uses;
 - c. Excavation of approximately 1,500 cubic yards of spoils associated with the construction of proposed structural pads and exterior improvements;
 - d. Increase employment from four (4) full-time employees to five (5) full-time employees;
 - e. Visitation, tours and tastings, and a marketing plan as set forth in Conditions of Approval (COAs) Nos. 4.1 through 4.3 below;
 - f. On-premises consumption of wines produced on-site within the outdoor hospitality area, labeled as ‘Covered Terrace’, and identified on Sheet A1.01 of the Site Plans, prepared by Taylor Lombardo Architects, dated August 3, 2023, in accordance with Business and Professions Code Sections 23358, 23390 and 23396.5 (AB 2004);
 - g. Relocation of onsite parking (no change in number of parking spaces);

- h. On-site domestic and process wastewater treatment systems, including the installation of an approximately 81,000 gallon process water storage tank; and
- i. Landscaping, and other improvements associated with wineries.

The winery shall be designed in substantial conformance with the submitted site plan, elevation drawings, and other submittal materials and shall comply with all requirements of the Napa County Code (the County Code). It is the responsibility of the permittee to communicate the requirements of these conditions and mitigations (if any) to all designers, contractors, employees, and guests of the winery to ensure compliance is achieved. Any expansion or change in winery use or alternative locations for fire suppression or other types of water tanks shall be approved in accordance with the County Code and may be subject to the permit modification process.

2.0 STATUTORY AND CODE SECTION REFERENCES

All references to statutes and code sections shall refer to their successor as those sections or statutes may be subsequently amended from time to time.

3.0 MONITORING COSTS

All staff costs associated with monitoring compliance with these conditions, previous permit conditions, and project revisions shall be borne by the permittee and/or property owner. Costs associated with conditions of approval and mitigation measures that require monitoring, including investigation of complaints, other than those costs related to investigation of complaints of non-compliance that are determined to be unfounded, shall be charged to the property owner or permittee. Costs shall be as established by resolution of the Board of Supervisors in accordance with the hourly consulting rate established at the time of the monitoring and shall include maintenance of a \$500 deposit for construction compliance monitoring that shall be retained until issuance of a Final Certificate of Occupancy. Violations of conditions of approval or mitigation measures caused by the permittee's contractors, employees, and/or guests are the responsibility of the permittee.

The Planning Commission may implement an audit program if compliance deficiencies are noted. If evidence of a compliance deficiency is found to exist by the Planning Commission at some time in the future, the Planning Commission may institute the program at the applicant's expense (including requiring a deposit of funds in an amount determined by the Commission) as needed until compliance assurance is achieved. The Planning Commission may also use the data, if so warranted, to commence revocation proceedings in accordance with the County Code.

PART II

4.0 OPERATIONAL CHARACTERISTICS OF THE PROJECT

Permittee shall comply with the following during operation of the winery:

4.1 GENERAL PROVISIONS

Consistent with the County Code, tours and tastings and marketing may occur at a winery only where such activities are accessory and “clearly incidental, related, and subordinate to the primary operation of the winery as a production facility.”

Tours and tastings (defined below) may include food and wine pairings, where all such food service is provided without charge except to the extent of cost recovery and is incidental to the tasting of wine. Food service may not involve menu options and meal service such that the winery functions as a café or restaurant.

Retail sales of wine shall be permitted as set forth in the County Code.

4.2 TOURS AND TASTINGS/VISITATION

Tours and tastings shall be by appointment only and shall be limited to the following:

- a. Frequency: 7 days per week, Monday through Sunday
- b. Maximum number of persons per day: 34
- c. Maximum number of persons per week: 238
- d. Hours of visitation: 10:00 a.m. to 6:00 p.m.
- e. Daily tours and tastings shall not occur on days with marketing events

“Tours and tastings” means tours of the winery and/or tastings of wine, where such tours and tastings are limited to persons who have made unsolicited prior appointments for tours or tastings. To the maximum extent feasible, scheduling of visitors shall not occur during peak travel times 4:00 p.m to 6:00 p.m.

A log book (or similar record) shall be maintained to document the number of visitors to the winery (for either tours and tastings or marketing events), and the dates of the visits. This record of visitors shall be made available to the Planning, Building and Environmental Services (PBES) Department upon request.

4.3 MARKETING

Marketing events shall be limited to the following:

- a. **Small Event**
 1. Frequency: 12 times per year
 2. Maximum number of persons: 30
 3. Time of Day: 10:00 a.m. to 10:00 p.m. (including clean-up)
- b. **Large Event**
 1. Frequency: 2 times per year
 2. Maximum number of persons: 125
 3. Time of Day: 10:00 a.m. to 10:00 p.m. (including clean-up)
 4. Visitors shall be brought to the site via a shuttle or bus service

"Marketing of wine" means any activity of a winery which is conducted at the winery on a prearranged basis for the education and development of customers and potential customers with respect to wine which can be sold at the winery on a retail basis pursuant to the County Code. Marketing of wine may include cultural and social events directly related to the education and development of customers and potential customers provided such events are clearly incidental, related and subordinate to the primary use of the winery. Marketing of wine may include food service, including food and wine pairings, where all such food service is provided without charge except to the extent of cost recovery.

Business events are similar to cultural and social events, in that they will only be considered as "marketing of wine" if they are directly related to the education and development of customers and potential customers of the winery and are part of a marketing plan approved as part of the winery's Use Permit. To be considered directly related to the education and development of customers or potential customers of the winery, business events must be conducted at no charge except to the extent of cost recovery, and any business content unrelated to wine must be limited.

Careful consideration shall be given to the intent of the event, the proportion of the business event's non-wine-related content, and the intensity of the overall marketing plan (County Code).

All marketing event activity, shall cease by 10:00 p.m. If any event is held which will exceed the available on-site parking, the permittee shall prepare an event-specific parking plan which may include, but not be limited to, valet service or off-site parking and shuttle service to the winery.

Auction Napa Valley (ANV) events need not be included in a participating winery's marketing plan because they are covered by ANV's Category 5 Temporary Permit. The winery may utilize any ANV event authorized in this permit for another charitable event of similar size.

4.4 ON-PREMISES CONSUMPTION

In accordance with State law and the PBES Director's July 17, 2008 memo, "Assembly Bill 2004 (Evans) & the Sale of Wine for Consumption On-Premises," on-premises consumption of wine produced on-site and purchased from the winery may occur solely in the area marked 'Covered Terrace' as identified on Sheet A1.01 of the Site Plans, prepared by Taylor Lombardo Architects, dated August 3, 2023. Any and all visitation associated with on-premises consumption shall be subject to the maximum per person weekday and weekend daily tours and tastings visitation limitation and/or applicable limitations of permittee's marketing plan set forth in COA Nos.4.2 and 4.3 above.

4.5 RESIDENCE OR NON-WINERY STRUCTURES **[RESERVED]**

4.6 GRAPE SOURCE

At least 75% of the grapes used to make the winery's still wine or the still wine used by the winery to make sparkling wine shall be grown within Napa County. The permittee shall keep records of annual production documenting the source of grapes to verify that 75% of the annual production is from Napa County grapes. The report shall recognize the Agriculture Commission's format for County of origin of grapes and juice used in the Winery Production Process. The report shall be provided to the PBES Department upon request, but shall be considered proprietary information and not available to the public.

4.7 COMPLIANCE REVIEW

Permittee shall obtain and maintain all permits (use permits and modifications) and licenses from the California Department of Alcoholic Beverage Control (ABC) and United States Tax and Trade Bureau (TTB), and California Department of Food and Agriculture (CDFA) Grape Crush Inquiry data, all of which are required to produce and sell wine. In the event the required ABC and/or TTB permits and/or licenses are suspended or revoked, permittee shall cease marketing events and tours and tastings until such time as those ABC and/or TTB permits and licenses are reinstated.

Visitation log books, visitor reports, custom crush client records, and any additional documentation determined by Staff to be necessary to evaluate compliance may be requested by the County for any code compliance. The permittee (and their successors) shall be required to participate fully in the winery code compliance review process.

4.8 RENTAL/LEASING

No winery facilities, or portions thereof, including, without limitation, any kitchens, barrel storage areas, or warehousing space, shall be rented, leased, or used by entities other than persons producing and/or storing wine at the winery, such as alternating proprietors and custom producers, except as may be specifically authorized in this Permit or pursuant to the Temporary Events Ordinance (County Code Chapter 5.36).

4.9 GROUND WATER MANAGEMENT – WELLS **[RESERVED]**

4.10 AMPLIFIED MUSIC

There shall be no amplified sound system or amplified music utilized outside of approved, enclosed, winery buildings.

4.11 TRAFFIC

To the maximum extent feasible, scheduling of reoccurring vehicle trips to and from the site for employees and deliveries shall not occur during peak travel times (between 4:00 p.m. to 6:00 p.m.). All road improvements on private property required per Engineering Services shall be maintained in good working condition and in accordance with the Napa County Roads and Streets Standards.

4.12 PARKING

The location of visitor parking and truck loading zone areas shall be identified along with proposed circulation and traffic control signage (if any).

Parking shall be limited to approved parking spaces only and shall not occur along access or public roads or in other locations except during harvest activities and approved marketing events. In no case shall parking impede emergency vehicle access or public roads.

4.13 BUILDING DIVISION – USE OR OCCUPANCY CHANGES

Please contact the Building Division with any questions regarding the following:

In accordance with the California Building Code (CBC), no change shall be made in the use of occupancy of an existing building unless the building is made to comply with the requirements of the current CBC for a new building.

4.14 FIRE DEPARTMENT – TEMPORARY STRUCTURES

Please contact the Fire Department with any questions regarding the following:

The permittee and/or designee shall obtain a tent permit from the Fire Department for any temporary structures utilized for authorized marketing events allowed per COA No. 4.3 above.

4.15 NAPA COUNTY MOSQUITO ABATEMENT PROGRAM **[RESERVED]**

4.16 GENERAL PROPERTY MAINTENANCE – LIGHTING, LANDSCAPING, PAINTING, OUTDOOR EQUIPMENT STORAGE, AND TRASH ENCLOSURE AREAS

- a. All lighting shall be permanently maintained in accordance with the lighting and building plans approved by the County. Lighting utilized during harvest activities is exempt from this requirement.
- b. All landscaping and outdoor screening, storage, and utility structures shall be permanently maintained in accordance with the landscaping and building plans approved by the County. No stored items shall exceed the height of the screening. Exterior winery equipment shall be maintained so as to not create a noise disturbance or exceed noise thresholds in the County Code.
- c. The colors used for the roof, exterior walls and built landscaping features of the winery shall be limited to earth tones that will blend the facility into the colors of the surrounding site specific vegetation. The permittee shall obtain the written approval of the Planning Division prior to any change in paint colors that differs from the approved building permit. Highly reflective surfaces are prohibited.
- d. Designated trash enclosure areas shall be made available and properly maintained for intended use.

4.17 NO TEMPORARY SIGNS

Temporary off-site signage, such as “A-Frame” signs, is prohibited.

4.18 COMPLIANCE WITH OTHER DEPARTMENTS AND AGENCIES – OPERATIONAL CONDITIONS

The attached project conditions of approval include all of the following County Divisions, Departments and Agencies' requirements. Without limiting the force of those other requirements which may be applicable, the following are incorporated by reference as enumerated herein:

- a. Engineering Services Division operational conditions as stated in their Memorandum dated July 17, 2025.
- b. Environmental Health Division operational conditions as stated in their Memorandum dated October 9, 2024.
- c. Department of Public Works operational conditions as stated in their Memorandum dated October 30, 2024.
- d. Fire Department operational conditions as stated in their Inter-Office Memo dated April 10, 2023.

The determination as to whether or not the permittee has substantially complied with the requirements of other County Divisions, Departments and Agencies shall be determined by those County Divisions, Departments or Agencies. The inability to substantially comply with the requirements of other County Divisions, Departments and Agencies may result in the need to modify this permit.

4.19 OPERATIONAL MITIGATION MEASURES

The permittee shall comply with the following operational mitigation measures identified in the adopted Initial Study/Mitigated Negative Declaration and Project Revision Statement/Mitigation Monitoring and Reporting Program prepared for the project:

- a. The permittee shall comply with Mitigation Measures BIO-1 through BIO-5 and NOISE-1 and NOISE-2 as listed in COA No. 6.12 below.

4.20 OTHER CONDITIONS APPLICABLE TO THE OPERATIONAL ASPECTS OF THE PROJECT

- a. Greenhouse Gas Best Management Practices – Operational items checked on the attached Voluntary Best Management Practices Checklist for Development Projects by the applicant, shall be implemented and evidence of implementation shall be provided to staff upon request.
- b. Groundwater Management – The parcel shall be limited to 3.97 af/yr of groundwater for all water consuming activities (utilizing wells) on the project parcel. A Groundwater Demand Management Program shall be developed and implemented for the property as outlined in COA 6.15(d) below.

In the event that changed circumstances or significant new information provide substantial evidence¹ that the groundwater system referenced in the Use Permit would significantly affect the groundwater basin, the PBES Director shall be authorized to recommend additional reasonable conditions on the permittee, or revocation of this permit, as necessary to meet the requirements of the County Code and to protect public health, safety, and welfare.

4.21 PREVIOUS CONDITIONS

The permittee shall comply with the following previous conditions of approval for the winery use as consolidated into the attached document as Exhibit A. To the extent there is a conflict between a previous condition of approval identified in the attached document and these conditions, the more stringent condition shall control.

PART III

5.0 PREREQUISITE FOR ISSUANCE OF PERMITS

5.1 PAYMENT OF FEES

No building, grading or sewage disposal permits shall be issued or other permits authorized until all accrued planning permit processing fees have been paid in full. This includes all fees associated with plan check and building inspections, associated development impact fees established by County Ordinance or Resolution, and the Napa County Affordable Housing Mitigation Fee in accordance with County Code.

6.0 GRADING/DEMOLITION/ENVIRONMENTAL/BUILDING PERMIT/OTHER PERMIT PREREQUISITES

Permittee shall comply with the following with the submittal of a grading, demolition, environmental, building and/or other applicable permit applications.

6.1 COMPLIANCE WITH OTHER DEPARTMENTS AND AGENCIES – PLAN REVIEW, CONSTRUCTION AND PREOCCUPANCY CONDITIONS

The attached project conditions of approval include all of the following County Divisions, Departments and Agencies' requirements. The permittee shall comply with all applicable building codes, zoning standards, and requirements of County Divisions, Departments and Agencies at the time of submittal and may be subject to change. Without limiting the force of those other requirements which may be applicable, the following are incorporated by reference as enumerated herein:

- a. Engineering Services Division operational conditions as stated in their Memorandum dated July 17, 2025.

¹ Substantial evidence is defined by case law as evidence that is of ponderable legal significance, reasonable in nature, credible and of solid value. The following constitute substantial evidence: facts, reasonable assumptions predicated on facts; and expert opinions supported by facts. Argument, speculation, unsubstantiated opinion or narrative, or clearly inaccurate or erroneous information do not constitute substantial evidence.

- b. Environmental Health Division operational conditions as stated in their Memorandum dated October 9, 2024.
- c. Department of Public Works operational conditions as stated in their Memorandum dated October 30, 2024.
- d. Fire Department operational conditions as stated in their Inter-Office Memo dated April 10, 2023.

The determination as to whether or not the permittee has substantially complied with the requirements of other County Divisions, Departments and Agencies shall be determined by those County Divisions, Departments or Agencies. The inability to substantially comply with the requirements of other County Divisions, Departments and Agencies may result in the need to modify the permit.

6.2 BUILDING DIVISION – GENERAL CONDITIONS

- a. A building permit shall be obtained for all construction occurring on the site not otherwise exempt by the California Building Code (CBC) or any State or local amendment adopted thereto.
- b. If there are any existing structures and/or buildings on the property that will need to be removed to accommodate construction activities, a separate demolition permit shall be required from the Building Division prior to removal. The permittee shall provide a “J” number from the Bay Area Air Quality Management District (BAAQMD) at the time the permittee applies for a demolition permit if applicable.
- c. All areas of newly designed and newly constructed buildings, facilities and on-site improvements must comply with the CBC accessibility requirements, as well as, American with Disability Act requirements when applicable. When alterations or additions are made to existing buildings or facilities, an accessible path of travel to the specific area of alteration or addition shall be provided as required per the CBC.

6.3 LIGHTING – PLAN SUBMITTAL

- a. Two (2) copies of a detailed lighting plan showing the location and specifications for all lighting fixtures to be installed on the property shall be submitted for Planning Division review and approval. All lighting shall comply with the CBC.
- a. All exterior lighting, including landscape lighting, shall be shielded and directed downward, shall be located as low to the ground as possible, shall be the minimum necessary for security, safety, or operations; on timers; and shall incorporate the use of motion detection sensors to the greatest extent practical. All lighting shall be shielded or placed such that it does not shine directly on adjacent properties or impact vehicles on adjacent streets. No flood-lighting or sodium lighting of the building is permitted, including architectural highlighting and spotting. Low-level lighting shall be utilized in parking areas as opposed to elevated high-intensity light

standards. Lighting utilized during harvest activities is exempt from this requirement.

6.4 LANDSCAPING – PLAN SUBMITTAL

- a. Two (2) copies of a detailed final landscaping and irrigation plan, including parking details, shall be submitted with the building permit application package for the Planning Division’s review and approval prior to the issuance of any building permit associated with this Use Permit. The plan shall be prepared pursuant to the County’s Water Efficient Landscape Ordinance (Chapter 18.118 of the County Code) requirements in effect at the time of building permit application submittal, as applicable, and shall indicate the names and locations of all plant materials to be used along with their method of maintenance.
- b. Plant materials shall be purchased locally when practical, and to the greatest extent possible, the plant materials shall be the same native plants found in Napa County. The Agricultural Commissioner’s office shall be notified of all impending deliveries of live plants with points of origin outside of Napa County.
- c. No trees greater than 6” diameter at breast height shall be removed, except for those identified on the submitted site plan. Any Oak trees removed as a result of the project shall be replaced at a 2:1 ratio and shown on the landscaping plans for the Planning Division’s review and approval. Trees to be retained shall be protected during construction by fencing securely installed at the outer most dripline of the tree or trees. Such fencing shall be maintained throughout the duration of the work undertaken in connection with the winery development/construction. In no case shall construction material, debris or vehicles be stored in the fenced tree protection area.
- d. Evergreen screening shall be installed between the industrial portions of the operation (e.g. tanks, crushing area, parking area, etc.) and any off-site residence from which these areas can be viewed.

6.5 COLORS

The colors used for the roof, exterior walls and built landscaping features of the winery shall be limited to earth tones that will blend the facility into the colors of the surrounding site specific vegetation. The permittee shall obtain the written approval of the Planning Division in conjunction with building permit review and/or prior to painting the building. Highly reflective surfaces are prohibited.

6.6 OUTDOOR STORAGE/SCREENING/UTILITIES

- a. Details of outdoor storage areas and structures shall be included on the building and landscape plans. All outdoor storage of winery equipment shall be screened from the view of residences of adjacent properties by a visual barrier consisting of fencing or dense landscaping. No stored item shall exceed the height of the screening. Water and fuel tanks, and similar structures, shall be screened to the extent practical so as to not be visible from public roads and adjacent parcels.

- b. New utility lines required for this project that are visible from any designated scenic transportation route (see Community Character Element of the General Plan and the County Code) shall be placed underground or in an equivalent manner be made virtually invisible from the subject roadway.
- c. Exterior winery equipment shall be located, enclosed or muffled so as not to exceed noise thresholds in the County Code.

6.7 TRASH ENCLOSURES

Adequate area must be provided for collection and loading of garbage and recyclables generated by the project. The applicant must work with the franchised garbage hauler for the service area in which they are located, in order to determine the area and the pedestrian and vehicle access needed for the collection site. The garbage and recycling enclosure shall meet the minimum enclosure requirements established by staff and the franchised hauler, which shall be included in the building permit submittal.

6.8 ADDRESSING

All project site addresses shall be determined by the PBES Director, and be reviewed and approved by the United States Post Office. The PBES Director reserves the right to issue or re-issue an appropriate situs address at the time of issuance of any building permit to ensure proper identification and sequencing of parcel numbers. For multi-tenant or multiple structure projects, this includes building permits for later building modifications or tenant improvements.

6.9 HISTORIC RESOURCES **[RESERVED]**

6.10 DEMOLITION ACTIVITIES **[RESERVED]**

6.11 VIEWSHED – EXECUTION OF USE RESTRICTION **[RESERVED]**

6.12 PERMIT PREREQUISITE MITIGATION MEASURES

The permittee shall comply with the following permit prerequisite mitigation measures identified in the adopted Initial Study/Mitigated Negative Declaration and Project Revision Statement/Mitigation Monitoring and Reporting Program prepared for the project:

- a. **BIO-1:** The owner/permittee shall implement the following measures to minimize impacts associated with the potential loss and disturbance of special-status and nesting birds and raptors consistent with and pursuant to California Fish and Game Code Sections 3503 and 3503.5:
 - 1. For earth-disturbing activities occurring between February 1 and August 31 (which coincides with the grading season of April 1 through October 15 – NCC Section 18.108.070.L, and bird breeding and nesting seasons), a qualified biologist (defined as knowledgeable and experienced in the biology and natural history of local avian resources with the potential to occur at the project site) shall conduct

a preconstruction surveys for nesting birds within all suitable habitat on the project site, and where there is potential for impacts adjacent to the project areas (typically within 500 feet of project activities). The preconstruction survey shall be conducted no earlier than seven (7) days prior to when vegetation removal and ground disturbing activities are to commence. Should ground disturbance commence later than seven (7) days from the survey date, surveys shall be repeated. A copy of the survey shall be provided to the Napa County Conservation Division and the CDFW prior to commencement of work.

2. After commencement of work if there is a period of no work activity of seven (7) days or longer during the bird breeding season, surveys shall be repeated to ensure birds have not established nests during inactivity.
3. In the event that nesting birds are found, the owner/permittee shall identify appropriate avoidance methods and exclusion buffers in consultation with the County Conservation Division and the USFWS and/or CDFW prior to initiation of project activities. Exclusion buffers may vary in size, depending on habitat characteristics, project activities/disturbance levels, and species as determined by a qualified biologist in consultation with the County's Conservation Division and/or the USFWS or CDFW.
4. Exclusion buffers shall be fenced with temporary construction fencing (or the like), the installation of which shall be verified by Napa County prior to the commencement of any earthmoving and/or development activities. Exclusion buffers shall remain in effect until the young have fledged or nest(s) are otherwise determined inactive by a qualified biologist.

Alternative methods aimed at flushing out nesting birds prior to preconstruction surveys, whether physical (i.e., removing or disturbing nests by physically disturbing trees with construction equipment), audible (i.e., utilizing sirens or bird cannons), or chemical (i.e., spraying nesting birds or their habitats) would be considered an impact to nesting birds and is prohibited. Any act associated with flushing birds from project areas should undergo consultation with the USFWS/CDFW prior to any activity that could disturb nesting birds.

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 with survey recommendations to be implemented in conjunction with all construction activities.

Responsible Agency: California Department of Fish and Wildlife

b. **BIO-2:** Minimize potential indirect impacts to Northern Spotted Owls

1. For project activities occurring between March 15 and July 31, prior to any vegetation

removal or construction activities, a qualified biologist shall perform a NSO habitat assessment to determine the potential for this species to be present within the disturbance area as well as within a 0.25-mile buffer surrounding each disturbance area. The assessment shall include both a review of recent aerial photography and a field visit to review conditions directly. Additionally, the qualified biologist shall perform an on-site nocturnal calling survey for NSO from at least mid-March onward and prior to initiation of construction activities. Survey stations for the calling survey shall be sited to cover post-fire forest stands that are most suitable for NSO occupation. The results of the updated habitat assessment and survey shall be provided to the County for review prior to project initiation. If NSO is observed or otherwise believed to be present within the focal area described above, measures shall be implemented in consultation with CDFW to ensure that project activities would not result in a take of the species and that any potential impacts are otherwise minimized to the extent feasible.

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 with survey recommendations to be implemented in conjunction with all construction activities.

Responsible Agency: California Department of Fish and Wildlife

c. **BIO-3: Bat Tree Habitat Assessment and Surveys.**

Prior to the commencement of Project Construction activities, a qualified biologist shall conduct a habitat assessment for bats, unless otherwise approved in writing by CDFW. The habitat assessment shall be conducted a minimum of 30 to 90 days prior to tree trimming shall include a visual inspection of potential roosting features of trees to be removed (e.g., cavities, crevices in wood and bark, exfoliating bark for colonial species, suitable canopy for foliage roosting species). If suitable habitat trees are found, they shall be flagged or otherwise clearly marked, CDFW shall be notified immediately, and tree trimming shall not proceed without approval in writing from CDFW. If the presence of bats is presumed or documented, trees may be trimmed only: a) using the two-step trimming process detailed below during seasonal periods of bat activity, from approximately March 1 through April 15 and September 1 through October 15, or b) after a qualified biologist, under prior written approval of the proposed survey methods by CDFW, conducts night emergence surveys or completes visual examination of roost features that establish absence of roosting bats. Two-step tree trimming shall be conducted over two consecutive days, as follows: 1) the first day (in the afternoon), under the direct supervision and instruction by a qualified biologist with experience conducting two-step tree trimming, limbs and branches shall be removed by a tree cutter using chainsaws only. Limbs with cavities, crevices or deep bark fissures shall be avoided, and 2) the second day the remainder shall be removed.

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 with survey recommendations to be implemented in conjunction with all construction activities

Responsible Agency: California Department of Fish and Wildlife

d. **BIO-4: Tree Trimming**

1. Prior to any earthmoving activities temporary fencing shall be placed at the edge of the dripline of trees to be retained that are located adjacent to the development area (typically within approximately 50-feet of the development area). The precise locations of said fences shall be inspected and approved by the Planning Division prior to the commencement of any earthmoving activities. No disturbance, including grading, placement of fill material, storage of equipment, etc. shall occur within the designated protection areas for the duration of project construction.
2. The owner/permittee shall refrain from severely trimming the trees (typically no more than 1/3rd of the canopy) and vegetation to be retained adjacent to the winery development and water tank.
3. In accordance with County Code Section 18.108.100 (Erosion hazard areas – Vegetation preservation and replacement), trees that are inadvertently removed that are not within the boundary of the project and/or not identified for removal as part of #P23-00057-MOD shall be replaced on-site with fifteen-gallon trees at a ratio of 2:1 at locations approved by the planning director. A replacement plan shall be prepared for county review and approval that includes at a minimum, the locations where replacement trees will be planted, success criteria of at least 80%, and monitoring activities for the replacement trees. The replacement plan shall be implemented before improvements obtain final occupancy. Any replaced trees shall be monitored for at least three years to ensure an 80% survival rate. Replacement trees shall be installed and documented that they are in good health prior to completion and finalization of the associated building permits.

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.

Responsible Agency: Planning, Building, & Environmental Services

- 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.

Responsible Agency: Planning, Building, & Environmental Services

- f. **NOISE-1:** Outdoor visitation and marketing events shall not include acoustic music performances.

Method of Monitoring: The above measures shall be incorporated as conditions of approval of the project and apply to operational characteristics of the winery. The Napa County Code Enforcement Division will enforce winery use permit noise requirements and compliance with Napa County Code’s noise ordinance.

Responsible Agency: Planning, Building, & Environmental Services

- g. **NOISE-2:** The permittee shall keep all windows and doors closed when amplified music is being played inside of the winery structure.

Method of Monitoring: The above measures shall be incorporated as conditions of approval of the project and apply to operational characteristics of the winery. The Napa County Code Compliance Division will enforce winery use permit noise requirements and compliance with Napa County Code’s noise ordinance.

Responsible Agency: Planning, Building, & Environmental Services

6.13 PARCEL CHANGE REQUIREMENTS **[RESERVED]**

6.14 FINAL MAPS **[RESERVED]**

6.15 OTHER CONDITIONS APPLICABLE TO THE PROJECT PERMITTING PROCESS

- a. In conjunction with building permit application submittal, the permittee shall not include natural gas appliances or natural gas plumbing within new areas of winery building construction and/or renovation of existing winery buildings.
- b. In conjunction with building permit application submittal, the project shall comply with electric vehicle requirements in the most recently adopted version of CALGreen Tier 2.
- c. In conjunction with building permit application submittal, the permittee shall provide documentation confirming to the Planning Division that all checked Voluntary Best Management Practices Measures submitted with the project Minor Modification application shall be addressed through project construction and/or implemented through winery operation.
- d. Groundwater Demand Management Program
 1. The permittee shall install a meter on each well serving the parcel (Well 1). Each meter shall be placed in a location that will allow for the measurement of all groundwater used on the project parcel. Prior to the issuance of a grading or building permit for the winery the permittee shall submit for review and approval by the PBES Director a groundwater demand management plan which includes a plan for the location and the configuration of the installation of a meter on the two wells serving the parcel.
 2. The plan shall identify how best available technology and best management water conservation practices will be applied throughout the parcel.
 3. The Plan shall identify how best management water conservation practices will be applied where possible in the structures on site. This includes but is not limited to the installation of low flow fixtures and appliances.
 4. As groundwater consuming activity already exists on the property, meter installation and monitoring shall begin immediately and the first monitoring report is due to the County within 120 days of approval of this Use Permit.
 5. For the first twelve months of operation under this permit, the permittee shall read the meters of at the beginning of each month and provide the data to the PBES Director monthly. If the water usage on the property exceeds, or is on track to exceed, the maximum groundwater usage values in i through ii below, or if the permittee fails to report, additional reviews and analysis and/or a corrective action program at the permittee's expense shall be required to be submitted to the PBES Director for review and action. In

addition to monthly meter readings, Permittee shall also provide well level data to the PBES Director.

- i. Annual groundwater usage for Well 1 shall not exceed 3.97 af/yr.
 - ii. The Silenus Easement Well shall not be used for any uses on the Arrow and Branch Winery parcel.
6. The permittee's wells shall be included in the Napa County Groundwater Monitoring program if the County finds the well suitable.
7. At the completion of the reporting period per 6.15(d)(5) above, and so long as the water usage is within the maximum acre-feet per year as specified above, the permittee may begin the following meter reading schedule:
 - i. On or near the first day of each month the permittee shall read the water meter and provide the data to the PBES Director during the first weeks of April and October. The PBES Director, or the Director's designated representative, has the right to access and verify the operation and readings of the meters during regular business hours.

7.0 PROJECT CONSTRUCTION

Permittee shall comply with the following during project construction:

7.1 SITE IMPROVEMENTS

Please contact Engineering Services with any questions regarding the following.

- a. **GRADING AND SPOILS**

All grading and spoils generated by construction of the project facilities shall be managed per Engineering Services direction. Alternative locations for spoils are permitted, subject to review and approval by the PBES Director, when such alternative locations do not change the overall concept, and do not conflict with any environmental mitigation measures or conditions of approval.
- b. **DUST CONTROL**

Water and/or dust palliatives shall be applied in sufficient quantities during grading and other ground disturbing activities on-site to minimize the amount of dust produced. Outdoor construction activities shall not occur when average wind speeds exceed 20 mph.
- c. **AIR QUALITY**

During all construction activities the permittee shall comply with the most current version of BAAQMD Basic Construction Best Management Practices including but not limited to the following, as applicable:

1. Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. The BAAQMD's phone number shall also be visible.
2. Water all exposed surfaces (e.g., parking areas, staging areas, soil piles, grading areas, and unpaved access roads) two times per day.
3. Cover all haul trucks transporting soil, sand, or other loose material off-site.
4. Remove all visible mud or dirt traced onto adjacent public roads by using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
5. All vehicle speeds on unpaved roads shall be limited to 15 mph.
6. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
7. Idling times shall be minimized either by shutting off equipment when not in use or reducing the maximum idling time to five (5) minutes (as required by State Regulations). Clear signage shall be provided for construction workers at all access points.
8. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator. Any portable engines greater than 50 horsepower or associated equipment operated within the BAAQMD's jurisdiction shall have either a California Air Resources Board (ARB) registration Portable Equipment Registration Program (PERP) or a BAAQMD permit. For general information regarding the certified visible emissions evaluator or the registration program, visit the ARB FAQ http://www.arb.ca.gov/portable/perp/perpfact_04-16-15.pdf or the PERP website <http://www.arb.ca.gov/portable/portable.htm>.

d. STORM WATER CONTROL

The permittee shall comply with all construction and post-construction storm water pollution prevention protocols as required by the County Engineering Services Division, and the California Regional Water Quality Control Board.

7.2 ARCHEOLOGICAL FINDING

In the event that archeological artifacts or human remains are discovered during construction, work shall cease in a 50-foot radius surrounding the area of discovery. The permittee shall contact the PBES Department for further guidance, which will likely include

the requirement for the permittee to hire a qualified professional to analyze the artifacts encountered and to determine if additional measures are required.

If human remains are encountered during project development, all work in the vicinity must be halted, and the Napa County Coroner informed, so that the Coroner can determine if an investigation of the cause of death is required, and if the remains are of Native American origin. If the remains are of Native American origin, the permittee shall comply with the requirements of Public Resources Code Section 5097.98.

7.3 CONSTRUCTION NOISE

Construction noise shall be minimized to the greatest extent practical and feasible under State and local safety laws, consistent with construction noise levels permitted by the General Plan Community Character Element and the County Noise Ordinance. Construction equipment muffling and hours of operation shall be in compliance with the County Code. Equipment shall be shut down when not in use. Construction equipment shall normally be staged, loaded, and unloaded on the project site, if at all practicable. If project terrain or access road conditions require construction equipment to be staged, loaded, or unloaded off the project site (such as on a neighboring road or at the base of a hill), such activities shall only occur daily between the hours of 8 am to 5 pm.

7.4 CONSTRUCTION MITIGATION MEASURES

The permittee shall comply with the following construction mitigation measures identified in the adopted Initial Study/Mitigated Negative Declaration and Project Revision Statement/Mitigation Monitoring and Reporting Program prepared for the project,

- b. The permittee shall comply with Mitigation Measures BIO-1 through BIO-5 and NOISE-1 and NOISE-2 as listed in COA No. 6.12 above.

**7.5 OTHER CONSTRUCTION CONDITIONS APPLICABLE TO THE PROJECT PROPOSAL
[RESERVED]**

8.0 TEMPORARY CERTIFICATE OF OCCUPANCY - PREREQUISITES

A Temporary Certificate of Occupancy (TCO) may be granted pursuant to the County Code to allow the commencement of production activities prior to completion of all project improvements. Permittee shall comply with the following before a TCO is granted:

8.1 TEMPORARY OCCUPANCY

All life and safety conditions shall be addressed prior to issuance of a TCO by the County Building Official. TCOs shall not be used for the occupancy of hospitality buildings and shall not exceed the maximum time allowed by the County Code which is 180 days. Departments and/or agencies with jurisdiction over the project are authorized as part of the TCO process to require a security deposit or other financial instrument to guarantee completion of unfinished improvements.

9.0 FINAL CERTIFICATE OF OCCUPANCY – PREREQUISITES

Permittee shall comply with the following before a Final Certificate of Occupancy is granted by the County Building Official, which upon granting, authorizes all use permit activities to commence.

9.1 FINAL OCCUPANCY

All project improvements, including compliance with applicable codes, conditions, and requirements of all Departments and Agencies with jurisdiction over the project, shall be completed.

9.2 SIGNS

Detailed plans, including elevations, materials, color, and lighting for any winery identification or directional signs shall be submitted to the Department for administrative review and approval prior to installation. Administrative review and approval is not required if signage to be installed is consistent with signage plans submitted, reviewed and approved as part of this permit approval. All signs shall meet the design standards as set forth in the County Code. At least one legible sign shall be placed at the property entrance with the words "Tours and Tasting by Prior Appointment Only" to inform the public of same. Any off-site signs allowed shall be in conformance with the County Code.

9.3 GATES/ENTRY STRUCTURES

Any gate installed at the winery entrance shall be reviewed by the PBES Department and the Fire Department to assure that the design allows large vehicles, such as motorhomes, to turn around if the gate is closed without backing into the public roadway, and that fire suppression access is available at all times. If the gate is part of an entry structure an additional permit shall be required pursuant to the County Code and in accordance with the Napa County Roads and Street Standards. A separate entry structure permit is not required if the entry structure is consistent with entry structure plans submitted, reviewed, and approved as part of this permit approval.

9.4 LANDSCAPING

Landscaping shall be installed in accordance with the approved landscaping plan.

9.5 ROAD OR TRAFFIC IMPROVEMENT REQUIREMENTS **[RESERVED]**

9.6 DEMOLITION ACTIVITIES **[RESERVED]**

9.7 GRADING SPOILS

All spoils shall be removed in accordance with the approved grading permit and/or building permit.

9.8 MITIGATION MEASURES APPLICABLE PRIOR TO ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY

The permittee shall comply with the following preoccupancy mitigation measures identified in the adopted Initial Study/Mitigated Negative Declaration and Project Revision Statement/Mitigation Monitoring and Reporting Program prepared for the project,

- a. The permittee shall comply with Mitigation Measures BIO-1 through BIO-5 and NOISE-1 and NOISE-2 as listed in COA No. 6.12 above.

9.9 OTHER CONDITIONS APPLICABLE PRIOR TO ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY **[RESERVED]**

Exhibit A

PLANNING COMMISSION HEARING – SEPTEMBER 17, 2025
PREVIOUS CONDITIONS OF APPROVAL

ARROW AND BRANCH WINERY USE PERMIT MAJOR MODIFICATION
P23-00057-MOD
APN 034-190-040-000

- 4.21 The permittee shall comply with the following previous conditions of approval for the winery use as consolidated in this document. To the extent there is a conflict between a previous condition of approval identified in the attached document and these conditions, the more stringent condition shall control.

Operational conditions from previous entitlements that are not modified with application No. P23-00057-MOD are listed below.

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
2. Construction of a winery building with approximately 3,191 square feet barrel storage, 3,748 square feet covered crush pad and 1,584 square foot of accessory space;
3. ~~Allow an approximately 2,962 square feet second story single family dwelling with a 635 square feet entry area and a 844 square feet garage below;~~ **[Revised by P13-00435]**
4. ~~Allow daily, appointment only tours and tastings with 15 people/day;~~ **[Revised by P23-00057]**
5. ~~Allow a winery marketing plan with six annual 30-person events and one annual 60-person event;~~ **[Revised by P23-00057]**
6. Installation of a new process wastewater treatment system;
7. Allow days of operation from 6:00 AM-6:00 PM, daily, excluding marketing events;
8. ~~Allow four employees;~~ **[Revised by P23-00057]**
9. Allow 12 on-site parking spaces;
10. Installation of an automatic gate with a winery identification and “Tours and Tasting by Prior Appointment Only” signs at the Solano Avenue entrance; and
11. Allow on-site sale and consumption of wine pursuant to AB 2004 (Evans).

~~4.A. Tours and Tastings~~ **[Revised by P23-00057]**

~~Tours and tastings are limited to the following:~~

- ~~1. Frequency: 7 days per week, Monday through Sunday~~
- ~~2. Visitation hours: 8:00 AM to 6:00 PM~~
- ~~3. Number of persons per day: 15~~
- ~~4. Maximum number of persons per week: 105~~
- ~~5. Time of operation: 6:00 AM to 6:00 PM~~

6. Catered food and wine pairings

4.B. Marketing [Revised by P23-00057]

Marketing events are limited to the following:

- 1. ~~Type of Event: Marketing Events~~
~~Frequency: 6 times per year~~
~~Number of persons: 30 maximum~~
~~Time of Day: 11:00 AM – 10:00 PM~~

- 2. ~~Type of Event: Marketing Events~~
~~Frequency: 1 times per year~~
~~Number of persons: 60 maximum~~
~~Time of Day: 11:00 AM – 10:00 PM~~

B. P13-00435-VMM (Approved August 25, 2015)

Approval of a Use Permit Very Minor Modification to the existing Use Permit to allow:

- 1. Adding 3 feet to the north side of the crush pad;
- 2. Adding 3 feet to the south side of the tasting room and offices;
- 3. Relocate the project outside of the flood zone; and
- 4. Remove the residence from the winery footprint.

C. P15-00357-VMM (Approved November 4, 2015)

- 1. Extend the expiration date of the use permit by one year, to expire on November 6, 2016.

D. P16-00382-VMM (Approved October 14, 2016)

- 1. This permit encompasses and shall be limited to a relocation of the projects position, on the site, as shown on the submitted site plan.

E. P21-00087-MM (Approved March 29, 2022)

- 1. The construction of an approximately 10,633 square foot winery facility per the plans submitted to the Planning Division on August 30, 2021. Previous entitlements allow for a 4,775 square foot winery building and 3,748 square foot covered crush pad. The current Use Permit for Arrow and Branch winery allows for a 4,775 square foot building (3,191 square feet of barrel storage and 1,584 square feet of accessory space) and a 3,784 square foot covered crush pad. The proposed modification would include an 8,566 square foot production facility with 2,067 square feet of accessory use. Total square footage would be 10,633 square feet; with an overall increase of approximately 2,074 square feet. No increase in tours, tastings, visitation, or employee count is proposed as a part of this application. The project would require the removal of approximately 1.3 acres of existing vineyard. The overall project area and total area of land disturbance would be approximately 2 acres.



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Brian D. Bordona
Director

MEMORANDUM

To: Matthew Ringel, Planning	From: Jeannette Doss, Engineering <i>JD</i>
Date: July 17, 2025	Re: Arrow and Branch Winery Use Permit Mod – Engineering CoA 5215 Solano Avenue, Napa, CA P23-00057 APN 034-190-040-000

The Engineering Division received a referral for comment on a modification to an existing use permit. Based upon the information provided in the application, Engineering finds the application **complete** and recommends the following conditions of approval:

EXISTING CONDITIONS:

- Existing access taken from Solano Avenue via an existing paved driveway.
- The existing parcel is approximately 10.09 acres.
- Portions of the site are located entirely within a Federal Emergency Management Agency (FEMA) regulated 100-year Special Flood Hazard Area (SFHA) Zone A associated with the Dry Creek flooding source.
- Site is currently development with winery.

RECOMMENDED APPROVAL CONDITIONS:

OPERATIONAL CHARACTERISTICS

- The facility is designated as a discharger that discharges stormwater associated with industrial activity to waters of the United States. Therefore, the facility shall maintain or apply for coverage under the State Water Resources Control Board’s Industrial General Permit (IGP), including meeting all applicable provision and protocols of the IGP. If the facility fails to meet the discharge prohibitions of the IGP, Napa County may require the facility to make the necessary improvements to eliminate all exposures to stormwater of the pollutant(s) for which the water body is impaired.
- The Engineering Division has reviewed the Water Availability Analysis (WAA) titled Tier I Water Availability Analysis dated July 7, 2025, by Applied Civil Engineering, and the Tier III Water Availability Analysis dated July 8, 2025, by Richard C. Slade & Associates LLC prepared for A&B Vineyards LLC – Major Mod, P23-00057, located on Assessor parcel number 034-190-040-000 at 5215 Solano Avenue. The Engineering Division has evaluated the project based on information provided by the applicant, its location, and available geologic and hydrologic

information and has determined the WAA to be complete and reasonable. Engineering concludes the WAA is technically adequate as it relates to Napa County's water use criteria, well and spring interference, groundwater/surface water interaction pursuant to Napa County's WAA Guidelines, Governor's Executive Order N-7-22/N-3-23, Napa Valley Subbasin Groundwater Sustainability Plan, and the Public Trust Doctrine.

3. Any proposed or required modifications to the existing project wells shall be completed **prior to execution** of any new entitlements approved under this Use Permit Modification.
4. The Permittee shall (at the Permittee's expense) record and maintain well monitoring data for the project well (specifically, static water level no less than quarterly, and the volume of water no less than monthly) and that groundwater extraction shall not exceed 3.97 AF/yr. All monitoring required by these conditions shall verify that the water use assumptions, and the actual water use are consistent with the usage and assumptions analyzed in the Water Availability Analysis prepared by RSA+ (August 2024) for the Parable Winery project.
5. All roadway, access drive, and parking area improvements shall be completed **prior to execution** of any new entitlements approved under this Use Permit Modification.

PREREQUISITES FOR ISSUANCE OF PERMITS

6. All on site civil improvements including but not limited to the excavation, fill, general grading, drainage, curb, gutter, surface drainage, storm drainage, parking and drive isles, shall be constructed according to plans prepared by a registered civil engineer, which will be reviewed and approved by the Engineering Division of the Napa County Planning, Building, and Environmental Services Department (PBES) **prior to the commencement** of any on site land preparation or construction. Plans shall be wet signed and submitted with the building and/or grading permit documents at the time of permit application. A plan check fee will apply.
7. Grading and drainage improvements shall be constructed according to the current Napa County Road and Street Standards, and Chapter 16.28 of the Napa County Code, and Appendix J of the California Building Code.
8. **Prior to issuance of a building or grading permit** the owner shall submit the necessary documents for Erosion Control as determined by the area of disturbance of the proposed development in accordance with the Napa Countywide Stormwater Pollution Prevention program Erosion and Sediment Control Plan Guidance for Applicant and Review Staff dated December 2014.
9. **Prior to issuance of a building or grading permit** the owner shall demonstrate on the plans that all roadways, access driveways, and parking areas serving the project either currently meet the requirements and/or how they will be improved to meet the requirements as outlined in the latest edition of the Napa County Road & Street Standards for Commercial development.

10. **Prior to issuance of a building, or grading permit** the owner shall submit a complete application for a floodplain management permit for any proposed work within the FEMA 100-year SFHA. A complete submittal shall include, but is not limited to:
 - a) A complete site plan demonstrating the Floodplain and Floodway Boundaries.
 - b) Plans shall include all existing and proposed structures, fill, storage of materials, drainage facilities
 - c) Spot ground elevations at the corners of all structures and at twenty-foot or smaller intervals along the foundation footprint, or one-foot contour elevations throughout the building site;
 - d) Locations of water supply, sanitary sewer facilities, and utilities;
11. **Prior to issuance of a building or grading permit** the owner shall prepare a Stormwater Control Plan (SCP) in accordance with the latest edition of the BASMAA Post-Construction Manual for review and approval by the Engineering Division in PBES. The Stormwater Control Plan shall include the water balance analysis for the use of the existing wastewater pond to handle the additional stormwater flows.
12. **Prior to issuance of a building permit**, an Operation and Maintenance Plan shall be submitted and tentatively approved by the Engineering Division in PBES. **Before final occupancy** the property owner must legally record the "Operation and Maintenance Agreement", approved by the Engineering Division in PBES.

PREREQUISITES FOR TEMPORARY CERTIFICATE OF OCCUPANCY

13. All roadway, access drive, and parking area improvements shall be completed **prior to** issuance of temporary occupancy of any new and/or remodeled structures.
14. A Completed Elevation certificate (FEMA Form FF-206-FY-22-152) shall be submitted and approved by the Engineering Division **prior to** issuance of temporary occupancy of any new and/or remodeled structures.

**** If no temporary occupancy is requested, then the above conditions become requirements prior to final occupancy.**

PREREQUISITES FOR FINAL CERTIFICATION OF OCCUPANCY

15. Operations and Maintenance Agreement for any required post-construction Stormwater facilities must be legally recorded.
16. Site shall be completely stabilized to the satisfaction of the County Engineer prior to Final Occupancy.

Any changes in use may necessitate additional conditions for approval.

P23-00057
Arrow and Branch Winery Use Permit Modification
Engineering Division – Recommended Conditions of Approval

Page 4 of 4

If you have any questions regarding the above items, please contact Jeannette Doss from Napa County Planning, Building, and Environmental Services Department, Engineering and Conservation Division, at (707) 259-8179 or by email at Jeannette.Doss@countyofnapa.org



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Brian D Bordona
Director

MEMORANDUM

MSB

To: Matthew Ringel, Project Planner	From: Maureen S. Bown, Senior Environmental Health Specialist
Date: October 9, 2024	Re: Arrow and Branch Winery Assessor Parcel # 034-190-040-000 Permit # P23-00057

This Division has reviewed an application requesting approval for a major modification and related improvements as described and depicted in application materials. This Division has no objection to approval of the application with the following conditions of approval:

Prior to issuance of building permits:

1. Plans to modify the process wastewater treatment systems, as described in the Onsite Wastewater Disposal Feasibility Study dated 9/9/2024, shall be designed by a licensed Civil Engineer or Registered Environmental Health Specialist and submitted for review and approval; and be accompanied by complete design criteria based upon local conditions and plan check fee. No building clearance (or issuance of a building permit) for any structure that generates wastewater to be disposed of by this system will be approved until such plans are approved by this Division.
2. The applicant shall maintain enrollment for coverage under the State Water Resources Control Board General Waste Discharge Requirements for Winery Process Water by submitting a revised Notice of Intent, Technical Report and Application to the San Francisco Regional Water Quality Control Board for the proposed changes to the winery process water treatment system.
3. The water supply and related components must comply with the California Safe Drinking Water Act and Related Laws. This will require plan review and approval prior to approval of building permits. The technical report must be completed by a licensed engineer with experience in designing water systems. The preliminary technical report must be submitted to the Regional Water Quality Control Board staff a minimum of six (6) months prior to beginning any water-related improvement in accordance with the California Health and Safety Code, Section 116527. Prior to occupancy, the owner must apply for and obtain an annual operating permit for the water system from this Division. The applicant must comply with all required monitoring and reporting.
4. Adequate area must be provided for collection of recyclables and compostables. The applicant must work with the franchised garbage hauler for the service area in which they are located, in order to determine the area and the access needed for the collection site. The garbage and recycling enclosure

must meet the enclosure requirements provided during use permit process and be included on the building permit submittal. The designated area shall remain available and be properly maintained for its intended use.

Prior to granting final occupancy:

5. Annual alternative sewage treatment system monitoring permit(s) must be obtained for the wastewater subsurface drip onsite wastewater treatment system prior to issuance of a final on the project if required.
6. During the construction, demolition, or renovation period of the project the applicant must use the franchised garbage hauler for the service area in which they are located for all wastes generated during project development, unless applicant transports their own waste. If the applicant transports their own waste, they must use the appropriate landfill or solid waste transfer station for the service area in which the project is located.
7. Any hazardous waste produced on site must be stored and disposed of in a manner consistent with Chapter 6.5, Division 20 of the California Health and Safety Code and with Title 22, Division 4.5 of the California Code of Regulations. Additionally, a Hazardous Waste Generator Permit must be obtained from this Division.

Upon final occupancy and thereafter:

8. Proposed food service will be catered; therefore, all food must be prepared and served by a Napa County permitted caterer. If the caterer selected does not possess a valid Napa County Permit to operate, refer the business to this Division for assistance in obtaining the required permit prior to providing any food service.
9. A commercial food facility is not included in this project. The architectural plans submitted with the use permit application show an employee break room located within the proposed facility. This break room is approved for employee use only and must be designed considering this use. If the proposed break room or caterers room includes components typical of a commercial kitchen facility the applicant will be required to redesign these room(s) or apply for a use permit modification for approval of a commercial kitchen meeting all applicable requirements.
10. The applicant shall provide portable toilet facilities for guest use during events of 30 persons or more as indicated in the septic feasibility report/use permit application. The portable toilet facilities must be pumped by a Napa County permitted pumping company.
11. Pursuant to Chapter 6.95 of the California Health and Safety Code, businesses that store hazardous materials above threshold planning quantities (55 gallons liquid, 200 cubic feet compressed gas, or 500 pounds of solids) shall obtain a permit, file an approved Hazardous Materials Business Plan to <http://cers.calepa.ca.gov/>, and be approved by this Division within 30 days of said activities.

12. The use of the absorption field/drain field area and reserve area shall be restricted to activities which will not contribute to compaction of the soil with consequent reduction in soil aeration. Activities which must be avoided in the area of the septic system and reserve include equipment storage, traffic, parking, pavement, livestock, etc.
13. All solid waste shall be stored and disposed of in a manner to prevent nuisances or health threats from insects, vectors and odors.
14. All diatomaceous earth/bentonite must be disposed of in an approved manner. If the proposed septic system is an alternative sewage treatment system, the plan submitted for review and approval must address bentonite disposal.
15. If applicable, the applicant shall file a Notice of Intent (NOI) and complete a Storm Water Pollution Prevention Plan with the State of California Water Resources Control Board's (SWRCB) Industrial Permitting program, if applicable, within 30 days of receiving a temporary or final certificate of occupancy. Additional information, including a list of regulated SIC codes, may be found at: \ http://www.swrcb.ca.gov/water_issues/programs/stormwater/industrial.shtml

Additionally, the applicant shall file for a storm water permit from this Division, if applicable, within 30 days of receiving a temporary or final certificate of occupancy. Certain facilities may be exempt from storm water permitting. A verification inspection will be conducted to determine if exemption applies.



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Department of Public Works

1195 Third Street, Suite 101
Napa, CA 94559-3092
www.countyofnapa.org/publicworks

Main: (707) 253-4351
Fax: (707) 253-4627

Steven Lederer
Director

MEMORANDUM

To: PBES Staff	From: Anna Vickroy, P.E., T.E. Traffic Engineering Staff Consultant
Date: October 30, 2024	Re: Arrow & Branch Winery, P23-00057 Conditions of Approval

This memorandum is prepared at the request of Planning, Building, and Environmental Services (PBES) staff to provide conditions of approval regarding the Major Modification Use Permit Application #P23-00057 (APN 034-190-040), for the proposed Arrow & Branch Winery located at 5215 Solano Avenue, Napa, CA 94558.

To prepare this memorandum, the following documents were reviewed:

- Administrative Permit Application P23-00222 dated September 11, 2024
- Updated Trip Generation & Left-Turn Lane Warrant Analysis dated September 3, 2024 by Crane Transportation Group
- Traffic Analysis dated January 18, 2024 by Crane Transportation Group
- Revised Project Description Letter dated September 12, 2024 by Donna Oldford
- Transient Non-Community Water System Information dated September 19, 2024 by Applied Civil Engineering
- Tier 1 Water Availability Analysis dated September 19, 2024 by Applied Civil Engineering
- Revised Onsite Wastewater Disposal Feasibility Study dated September 9, 2024 by Applied Civil Engineering
- Conceptual Site Improvement Plans dated August 9, 2024 by Applied Civil Engineering

After careful evaluation of the above mentioned submitted documents, we offer no additional comments at this time. A traffic impact study is not required since the projected daily trips generated by the project are fewer than 110, based on the Trip Generation Analysis provided in the permit application. Additionally, the installation of a left turn lane for Solano Avenue at the project driveway did not meet the warrant criteria based on the left turn warrant study.

The Department of Public Works has established the following conditions of approval related to the Use Permit Application Number P23-00057. All listed conditions of approval shall be fully completed accordingly prior to the issuance of Occupancy permit:

1. Project Driveway

Driveway access to the public right-of-way must conform to the latest edition of the Napa County Road and Street Standards.

2. Landscaping Maintenance

Landscaping adjacent to the project driveway shall be designed and maintained to not interfere with sight lines required for safe stopping distance on the public right-of-way. No items wider than 18 inches can be taller than 30 inches other than street trees and traffic control devices. Street trees should be deciduous and have branches lower than 6 feet in height removed once the tree is established.

3. Encroachment Permit Requirement

An encroachment permit along with the required fee and a proposed traffic control plan will be required for the construction of any improvements within the public right-of-way. Please contact the Roads office at (707) 944-0196 to initiate the encroachment permit process. More information on these is available at our website: <http://www.countyofnapa.org/publicworks/roads/>

4. Transportation Demand Management Plan

Traffic Analysis dated January 18, 2024 identifies a Transportation Demand Management (TDM) Plan in Appendix D to be implemented by the project. This TDM Plan includes strategies to reduce employee vehicle trips as well as visitor vehicle trips. Key aspects of this TDM Plan include:

- Assign dedicated person to oversee and manage the TDM Plan.
- Post transportation information in common employee areas.
- Provide new employees with a packet that includes transportation options and programs.
- Enroll in the Napa Valley Forward program.
- Encourage high occupancy vehicles for large marketing events.
- Provide visitors with information to utilize shuttle services for large marketing events.

5. On Street Parking

Parking within the public right-of-way will be prohibited at all times, including large marketing and/or temporary events.

6. Bicycle Facilities

The project shall install bicycle parking adjacent to the guest entrance. Bicycle parking should be provided per the County of Napa Municipal Code.

If you have any questions or concerns on this matter, please contact Ahsan Kazmi, P. E. at ahsan.kazmi@countyofnapa.org or call (707) 259-8370 if you have any questions.



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Napa County Fire Department
Fire Marshal's Office
Hall of Justice, 2nd Floor
1125 3rd Street
Napa, CA 94559

Office: (707) 299-1464

Jake White
Fire Marshal

Napa County Fire Department Conditions of Approval

TO:	Planning Department	DATE:	4/10/2023
FROM:	Jason Downs, Deputy Fire Marshal	PERMIT #	P23-00057
SUBJECT:	Arrow and Branch Winery	APN:	034-190-040-000

The Napa County Fire Marshal's Office has reviewed the submittal package for the above-proposed project. The Fire Marshal approves the project as submitted with the following conditions of approval:

1. All construction and use of the facility shall comply with all applicable standards, regulations, codes, and ordinances at the time of Building Permit issuance.
2. Beneficial occupancy will not be granted until all fire department fire and life safety items have been installed, tested, and finalized.
3. Where conditions listed in 2022 California Fire Code Section 105 are proposed, separate permits will be required prior to Building Permit issuance for:
 1. **Automatic fire-extinguishing systems**
 2. **Fire alarm and detection systems and related equipment**
 3. **Fire pumps and related equipment**
4. All buildings, facilities, and developments shall be accessible to fire department apparatus by way of approved access roadways and/or driveways. The fire access road shall comply with the requirements of the Napa County Road & Street Standards
5. Access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities. Provide an engineered analysis of the proposed roadway noting its ability to support apparatus weighing 75,000 lbs.
6. Provide fire department access roads to within 150 feet of any exterior portion of the buildings as measured by an approved route around the exterior of the building or facility.



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Napa County Fire Department
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Hall of Justice, 2nd Floor
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Office: (707) 299-1464

Jake White
Fire Marshal

Napa County Fire Department Conditions of Approval

7. Roadways shall be a minimum of 20 feet in width with a 2-foot shoulder and 15-foot vertical clearance.
8. Driveways shall be a minimum of 10 feet in width with a 4-foot shoulder and 15-foot vertical clearance.
9. Turnouts shall be a minimum of 12 feet in width, 30 feet in length, and 25-foot taper on each end.
10. Turnarounds are required on driveways and dead-end roadways.
11. Grades for all roadways and driveways shall not exceed 16 percent.
12. Roadway radius shall not have an inside radius of fewer than 50 feet. An additional surface width of 4 feet shall be added to curves of 50-100 feet radius and 2 feet to curves of 100-200 feet radius.
13. Gates for driveways and/or roadways shall comply with the California Fire Code, section 503.5, the Napa County Road & Street Standards, and CA Fire Safe Regulations for projects within SRA.
14. Commercial - Water storage (for buildings not served by a public water system) and fire flow calculations shall be provided by a Certified State Licensed Civil Engineer, C-16 licensed contractor, or registered engineer indicating compliance with California Fire Code Appendix B and the Napa County Municipal Code.
15. Commercial - Approved steamer hydrants shall be installed within 250 feet of any exterior portion of the building as measured along vehicular access roads. Private fire service mains shall be installed, tested, and maintained per NFPA 24.
16. Commercial - Fire Department Connections (FDC) for automatic sprinkler systems shall be located fully visible and recognizable from the street or fire apparatus access roads. FDC shall be located within 50 feet of an approved fire hydrant.



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Napa County Fire Department
Fire Marshal's Office
Hall of Justice, 2nd Floor
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Napa, CA 94559

Office: (707) 299-1464

Jake White
Fire Marshal

Napa County Fire Department Conditions of Approval

17. Commercial - The minimum main size of all fire hydrants shall be 6 inches in diameter. Piping shall be installed with C-900 class 200 piping or ductile iron or equivalent per NFPA 24 for the installation of Underground Fire Protection Mains
18. An automatic fire sprinkler system shall be installed in accordance with provisions set forth in the California Fire Code as amended by the County of Napa and the applicable National Fire Protection Association Standard. Automatic fire sprinkler systems shall be designed by a fire protection engineer or C-16 licensed contractor.
19. All buildings shall comply with California Fire Code, Chapter 10 Means of Egress requirements. Including but not limited to; exit signs, exit doors, exit hardware, and exit illumination.
20. Provide 100 feet of defensible space around all structures.
21. Provide 10 feet of defensible space for fire hazard reduction on both sides of all roadways of the facility.

Please note that the comments noted above are based on a Fire Marshal review only. There may be additional comments or information requested from other County Departments or Divisions reviewing this application submittal package. Napa County Fire Marshal's Office Development Guidelines can be found @ www.countyofnapa.org/firemarshal. Please contact me at (707) 299-1467 or email at jason.downs@countyofnapa.org with any questions or concerns.

“D”

45,000-gallon
Winery Comparison Chart

Arrow and Branch Winery, Use Permit Major Modification P23-00057
Planning Commission Hearing Date September 17, 2025

Arrow and Branch Winery
Use Permit Major Modification #P23-00057
Winery Comparison 40,000-50,000 gallons per year

*Note: Comparison chart was expanded to show
a wider range, because the 45,000 gallon
sample size was small.

Name	Cave Bldg Size	Cave size	Production	Daily Visitors	Weekly Visitors	Annual Visitors	Annual Marketing Visitors	Number of Marketing Events	Annual Visitation	Acres	Location	Pre-WDO
JERICHO CANYON WINERY	10291	4100	50000	90	500	13800	1200	12	15000	131.05	hillside	No
TOM EDDY WINERY	10200	21437	48000	0	20	1040	309	8	1349	14.59	hillside	No
CALISTOGA ARTISAN VILLAGE			48000	40	240	12480	384	8	12864	21.97	valley floor	No
BENNETT LANE WINERY	17550	0	50000	32	200	10400	2495	55	12895	10	valley floor	No
SHUTTERS WINERY	20934	11600	50000	18	40	2080	1000	26	3080	13.36	hillside	No
NORMAN ALUMBAUGH WINERY	21052	0	50000	20	140	7280	244	8	7524	80.92	Pope Valley	No
OUTPOST WINES	9155	0	50000	30	180	9360	325	9	9685	37.61	Angwin	Yes
ROBERT FOLEY VINEYARDS	1760	12350	50000	10	60	3120	244	14	3364	13.04	Angwin	No
LAST RESORT WINERY	9839	0	50000	20	140	7280	720	12	8000	55.44	Pope Valley	No
PRIDE MOUNTAIN VINEYARDS	5400	14000	50000	20	20	1040	1060	49	2100	22.27	hillside	No
FLYNNVILLE WINE COMPANY	26200		40000	25	175	9100	150	6	9250	10.09	valley floor	No
TITUS VINEYARDS	18452	0	48000	60	350	18200	1700	20	19900	31.77	valley floor	No
CHATEAU BOSWELL	8155	10860	48000	30	210	10920	0	0	10920	9.12	hillside	Yes
BENESSERE	9994	0	44000	60	300	15600	1760	56	17360	42.61	valley floor	Yes
LOKOYA	16712	0	50000	30	70	3640	720	24	4360	72.55	hillside	Yes
ROBERT KEENAN WINERY	10006	0	50000	35	245	12740	1050	21	13790	147.39	hillside	Yes
SPRING MOUNTAIN VINEYARDS	14000	19660	48000	0	0	0	0	0	0	233.35	hillside	Yes
MEADOWOOD LANE WINERY	9520	15000	48000	19	90	4680	1140	50	5820	14.7	hillside	No
NAPA VALLEY RESERVE	26130	42000	48000	6	20	1040	4540	266	5580	63.7	hillside	No
ANDERSON'S CONN VALLEY WINERY	26099	0	40000	15	20	1040	360	16	1400	40	hillside	Yes
BUEHLER VINEYARDS	12187	0	50000	0	0	0	0	0	0	47.76	hillside	Yes
BROWN ESTATE VINEYARDS	2704	6000	50000	2	2	104	220	9	324	130.46	Chiles Valley	No
DEL DOTTO FAMILY WINERY	4200	15163	48000	0	200	10400	1146	31	11546	10	valley floor	No
NIEBAUM COPPOLA ESTATE NIEBAU	30090	0	50000	20	15	780	1170	41	1950	78.76	hillside	Yes
SWANSON VINEYARDS	8480	0	42500	20	100	5200	0	0	5200	1.32	valley floor	Yes
FOLIE A DEUX	9700	0	50000	50	350	18200	0	0	18200	3	valley floor	No
TENCH WINERY	6779	6245	42840	14	98	5264	150	3	5414	60.86	valley floor	No
B CELLARS	21552	22946	45000	80	450	23400	2235	71	25635	11.53	valley floor	No
GAMBLE FAMILY VINEYARDS	32760	0	50000	30	300	15600	1410	34	17010	11.17	valley floor	No
BALDACCI FAMILY VINEYARDS	7474	18644	40000	100	700	36400	1420	34	37820	28.72	valley floor	Yes

Arrow and Branch Winery
Use Permit Major Modification #P23-00057
Winery Comparison 40,000-50,000 gallons per year

*Note: Comparison chart was expanded to show a wider range, because the 45,000 gallon sample size was small.

Name	Cave Bldg Size	Cave size	Production	Daily Visitors	Weekly Visitors	Annual Visitors	Annual Marketing Visitors	Number of Marketing Events	Annual Visitation	Acres	Location	Pre-WDO
NEYERS VINEYARDS WINERY	8000	6800	40000	0	0	0	0	0	0	29.31	hillside	Yes
VINE CLIFF WINERY	7780	15000	48000	50	350	18200	2516	140	20716	99.59	hillside	Yes
KITOKO VINEYARDS WINERY	7448	13662	40000	20	140	7280	400	11	7680	20	Atlas Peak	No
ALTAMURA WINERY	11800	3115	50000	0	20	1040	0	0	1040	58.59	Wooden Valley	No
JARVIS VINEYARDS	20424	51724	40000	50	350	18200	0	0	18200	124	hillside	No
SHIFFLETT RANCH AND VINEYARD	3000	0	40000	20	56	2912	510	14	3422	46.2	valley floor	No
CHATEAU POTELLE	5790	0	48000	36	250	13000	0	0	13000	122.68	hillside	Yes
PROGENY WINERY	20882	0	50000	60	350	18200	4640	76	22840	236.66	hillside	No
KNOLLWOOD VINEYARDS	7956	0	40000	14	98	5096	450	13	0	31.7	valley floor	Yes
REGUSCI WINERY	22000	0	50000	150	400	20800	1450	16	22250	162.62	valley floor	No
HAGAFEN CELLARS	6800	0	50000	25	150	7800	725	12	8525	12.28	valley floor	No
SIGNORELLO WINERY	5475	15906	50000	60	350	18200	2011	53	20211	56.59	valley floor	Yes
REYNOLDS WINERY	10066	0	40000	40	280	14560	1906	52	16466	13.45	hillside	No
REFUGE WINERY	18875	0	50000	124	868	45136	3370	115	48506	13.23	valley floor	No
MADONNA ESTATE - MONT ST JOHN	16360	0	50000	280	1044	54288	0	0	54288	4.37	Carneros	Yes
CEJA VINEYARDS	31758	0	45000	24	168	1176	4485	56	5661	10.42	Carneros	No
ITALICS WINERY	13967	16500	50000	20	50	2600	390	8	2990	45.98	MST	No
DAVID BUSBY WINERY	18162	0	50000	0	0	0	0	0	0	1.28	industrial	No
PIAZZA DEL DOTTO	17923	15970	48000	0	200	10400	1146	31	11546	10.08	valley floor	No
TWO ROCKS WINERY	6950	20682	50000	6	15	780	920	13	1700	46.66	hillside	No
KELLER WINERY	27930	0	50000	75	350	18200	1500	27	19700	43.33	valley floor	No

AVERAGE CALCULATION	13,934	7,742	47,203	38	210	10,550	1,050	30	11,492	51.73		
MEDIAN CALCULATION	10,246	0	50,000	24	168	7,800	720	14	8,525	31.77		
ARROW AND BRANCH WINERY	18,105	0	45,000	34	238	12,410	610	14	13,020	10.09	Valley floor	No

**Arrow and Branch Winery
Use Permit Major Modification
#P23-00057**

LOCATIONAL CRITERIA	STAFF COMMENTS
Size of Parcel	10.09 acres
Proximity of Nearest Residence	210 feet to the northwest
Number of Wineries Located Within One Mile	7
Located Within the Napa Valley Business Park	No
Primary Road a Dead End	No
Located Within a Flood Zone	No
Located Within a Municipal Reservoir Watershed	No
Located Within a State Responsibility Area or Fire Hazard Severity Zone	Local Responsibility Area - NonWild Land Severity Zone
Located Within an Area of Expansive Soils	No
Located Within a Protected County Viewshed	No
Result in the Loss of Sensitive Habitat	No
OPERATIONAL CRITERIA	STAFF COMMENTS
Napa Green Certified or Other Related Program	No
Percentage of Estate Grapes Proposed	75% of grapes are from Napa County
Number of Proposed Variances	None
Wastewater Processed On-Site	Yes
Voluntary Greenhouse Gas Emission Reduction Measures Proposed	These practices include installation of solar panels; the preparation of a Vehicle Miles Traveled (VMT) reduction plan to reduce annual VMT by at least 15% by providing employee incentives, priority parking for efficient transportation, bike riding incentives, and bus transportation for large marketing events; installation of solar hot water heating; energy conserving lighting; installation of an energy star roof; installation of water efficient fixtures; low-impact development to manage stormwater as close to its source as possible; install a water efficient landscape design; implementation of a sustainable purchasing and shipping program; installation of electrical vehicle charging station(s); public transportation will be available; the structure design will be oriented to maximize passive cooling, heating, and lighting; use of recycled materials for construction and operation; education to staff and visitors on sustainable

**Arrow and Branch Winery
Use Permit Major Modification
#P23-00057**

Voluntary Greenhouse Gas Emission Reduction Measures Proposed (cont.)	education to staff and visitors on sustainable practices; use of 70-80% cover crop; retention of biomass via pruning and thinning by chipping the materials and reusing it rather than burning on-site; and water conservation by use of processed wastewater
Violations Currently Under Investigation	No
High Efficiency Water Use Measures Proposed	Yes
Existing Vineyards Proposed to be Removed	No
On-Site Employee or Farmworker Housing Proposed	No
Site Served by a Municipal Water Supply	No
Site Served by a Municipal Sewer System	No
Recycled Water Use Proposed	Yes
New Vineyards Plantings Proposed	No
Hold & Haul Proposed	No
Trucked in Water Proposed	No

Arrow and Branch Winery
Use Permit Major Modification #P23-00057
Summary of Operational Changes

Existing Conditions	Proposed Request	Net Change Analyzed
Visitation		
15 Visitors/Day	34 Visitors/Day	Net increase of 19 Visitors/Day
105 Visitors/Week (average)	238 Visitors/Week	Net increase of 133 Visitors/Week
5,475 Visitors/Year	12,410 Visitors/Year	Net increase of 6,935 Visitors/Year
Marketing Program		
7 Total Events	14 Total Events	Net increase 7 Total Events
305 Total Marketing Guests/Year	610 Marketing Guests/Year	Net increase 305 Marketing Guests
6 events for 30 guests	12 events for 30 guests	6 events for 30 guests
1 event for 125 guests	2 events for 125 guests	1 event for 125 guests
Employees		
Four (4) full-time employees	Five (5) full-time employees	One (1) full-time employees

“E”

Applications and Project Narratives

Page 2	Winery Use Permit Application
Page 20	Project Narrative
Page 24	Supplemental Project Narrative



Planning, Building, and Environmental Services
 1195 Third Street, Suite 210
 Napa, California, 94559
 Main: (707) 253-4417
 Fax: (707) 253-4336

PLANNING APPLICATION FORM

Applicant Information

Applicant Contact Name: <u>Steven L. Contursi</u> Mailing Address: <u>1042 North Pacific Coast Hwy.</u> City: <u>Laguna Beach</u> State: <u>CA</u> Zip: <u>92651</u> Phone: <u>(949) 679-1222 - X200</u> E-Mail Address: <u>steve@arrowandbranch.com</u>	Property Owner Contact: Name: <u>Steven L. Contursi</u> Mailing Address: <u>1042 North Pacific Coast Hwy.</u> City: <u>Laguna Beach</u> State: <u>CA</u> Zip: <u>92651</u> Phone: <u>(949) 679-1222 - X200</u> E-Mail Address: <u>steve@arrowandbranch.com</u>
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Agent Contact Name: <u>Donna Oldford, Plans4Wine</u> Mailing Address: <u>2620 Pinot Way</u> City: <u>St. Helena</u> State: <u>CA</u> Zip: <u>94574</u> Phone: <u>(707) 204-5794</u> E-Mail Address: <u>dboldford@aol.com</u>	Other Representative Contact <input checked="" type="checkbox"/> Engineer <input type="checkbox"/> Architect <input type="checkbox"/> Agent Name: <u>Mike Muelrath</u> Mailing Address: <u>2160 Jefferson St., Ste. 230</u> City: <u>Napa</u> State: <u>CA</u> Zip: <u>94559</u> Phone: <u>(707) 320-4968</u> E-Mail Address: <u>mike@appliedcivilengineering.com</u>
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Property Information

Project Name: Arrow and Branch Winery

Project Address: 5215 Solano Avenue Napa, CA 94558

Assessor's Parcel Number(s): 034-190-040

Size of site (acreage and/or square footage): 10.1 acres

General Plan Designation: AR (Ag Reserve) Zoning: AP (Agricultural Preserve)

Application Type¹ (For Staff Use)

Administrative	Planning Commission/ALUC/BOS	Zoning Administrator
Erosion Control Plan: <input type="checkbox"/> Track I <input type="checkbox"/> Track II <input type="checkbox"/> Admin Viewshed <input type="checkbox"/> Fence Entry Structure Permit <input type="checkbox"/> Land Division/Mergers <input type="checkbox"/> Site Plan Approval/Modification <input type="checkbox"/> Winery Administrative Permit <input type="checkbox"/> Winery Administrative Permit <input type="checkbox"/> Other Very Minor Modification <input type="checkbox"/> Addressing <input type="checkbox"/> Signs Temporary Event: <input type="checkbox"/> 51-400 <input type="checkbox"/> 401+ <input type="checkbox"/> Late Application Submittal <input type="checkbox"/> Application Entitled to Fee Waiver <input type="checkbox"/> Other: _____	Major Modification: <input checked="" type="checkbox"/> Winery <input type="checkbox"/> Other Use Permit: <input checked="" type="checkbox"/> Winery <input type="checkbox"/> Other <input type="checkbox"/> Viewshed <input type="checkbox"/> AG Preserve Contract <input type="checkbox"/> Development Agreement <input type="checkbox"/> Airport Land Use Consistency Determination <input type="checkbox"/> General, Specific or Airport Land Use Plan Amendment <input type="checkbox"/> Variance <input type="checkbox"/> Zoning Map/Text Amendment <input type="checkbox"/> Road Exception <input type="checkbox"/> Con. Reg. Exception <input type="checkbox"/> Other: _____	<input type="checkbox"/> Certificate of Legal Non Conformity <input type="checkbox"/> Other Minor Modification <input type="checkbox"/> Road Exception <input type="checkbox"/> Small Winery Exemption <input type="checkbox"/> Winery Minor Modification <input type="checkbox"/> Variance <input type="checkbox"/> Viewshed <input type="checkbox"/> Other: _____ <div style="text-align: center;">Misc. Services</div> <input type="checkbox"/> Use Determination <input type="checkbox"/> Status Determination <input type="checkbox"/> Other: _____

¹Include corresponding submittal requirements for each application type.

Detailed Project Description (required): A typed, detailed project description is required that describes the proposed development or use(s); the existing site conditions/uses; the number, size, type and nature of any proposed residential dwelling units or total amount of new non-residential square-footage by type of use. Please refer to specific Supplemental Application submittal handouts for details to describe the project and required special studies.

Conditions of Application

1. All materials (plans, studies, documents, etc.) and representations submitted in conjunction with this form shall be considered a part of this application and publicly available for review and use, including reproduction.
2. The owner shall inform the Planning Division in writing of any changes.
3. Agent authorization: The property owner authorizes the listed agent(s) and/or other representative(s) to appear before staff, the Director, the Zoning Administrator, and Planning Commission to represent the owner's interests and to file applications, plans and other information on the owner's behalf.
4. Certification and Indemnification Form: Refer to attached form for notifications and required signature.
5. Fees: The applicant agrees to pay the County any and all processing fees imposed by Board of Supervisor's current Fee Resolution including the establishment of an hourly fee application agreement and initial deposit. Applicant understands that fees include, but not limited to: Planning, Engineering, Public Works, and County Counsel staff time billed at an hourly rate; required Consultant service billed rates; production or reproduction of materials and exhibits; public notice advertisements; and postage. In the event the property owner is different than the applicant, the property owner must sign to indicate consent to the filing and agreement to pay fees in the event of the applicant's failure to pay said fees. Failure to pay all accumulated fees by the time of public hearing will result in a continuance.
6. This form, together with the corresponding application forms for specific permits, will become the Permit Document.

I have read and agree with all of the above. The above information and attached documents are true and correct to the best of my knowledge. All property owners holding a title interest must sign the application form. If there are more than two property owners, list their names, mailing addresses, phone numbers and signatures on a separate sheet of paper.

If you wish notice of meetings/correspondence to be sent to parties other than those listed on Page 1, please list them on a separate piece of paper

[Signature] 6/23/2025
 Property Owner's Signature and Date

 Property Owner's Signature and Date

Applicant/Agent Statement

I am authorized and empowered to act as an agent on behalf of the owner of record on all matters relating to this application. I declare that the foregoing is true and correct and accept that false or inaccurate owner authorization may invalidate or delay action on this application.

[Signature] 6/23/2025
 Applicant's Signature and Date

		Application Fees	
Date Received: _____		Deposit Amount	\$
Received By: _____		Flat Fee Due	\$
Receipt No.: _____		Total	\$
File No.: _____		Check No	

Certification and Indemnification

Applicant certifies that all the information contained in this application, including all information required in the Checklist of Required Application Materials and any supplemental submitted information including, but not limited to, the information sheet, water supply/waste disposal information sheet, site plan, floor plan, building elevations, water supply/waste disposal system site plan and toxic materials list, is complete and accurate to the best of his/her knowledge. Applicant and property owner hereby authorize such investigations including access to County Assessor's Records as are deemed necessary by the County Planning Division for preparation of reports related to this application, *including the right of access to the property involved.*

Pursuant to Chapter 1.30 of the Napa County Code, as part of the application for a discretionary land use project approval for the project identified below, Applicant agrees to defend, indemnify, release and hold harmless Napa County, its agents, officers, attorneys, employees, departments, boards and commissions (hereafter collectively "County") from any claim, action or proceeding (hereafter collectively "proceeding") brought against County, the purpose of which is to attack, set aside, void or annul the discretionary project approval of the County, or an action relating to this project required by any such proceeding to be taken to comply with the California Environmental Quality Act by County, or both. This indemnification shall include, but not be limited to damages awarded against the County, if any, and cost of suit, attorneys' fees, and other liabilities and expenses incurred in connection with such proceeding that relate to this discretionary approval or an action related to this project taken to comply with CEQA whether incurred by the Applicant, the County, and/or the parties initiating or bringing such proceeding. Applicant further agrees to indemnify the County for all of County's costs, attorneys' fees, and damages, which the County incurs in enforcing this indemnification agreement.

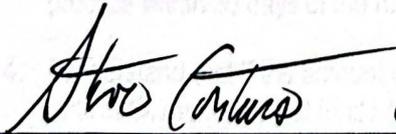
Applicant further agrees, as a condition of project approval, to defend, indemnify and hold harmless the County for all costs incurred in additional investigation of or study of, or for supplementing, redrafting, revising, or amending any document (such as an EIR, negative declaration, specific plan, or general plan amendment) if made necessary by said proceeding and if the Applicant desires to pursue securing approvals which are conditioned on the approval of such documents.

In the event any such proceeding is brought, County shall promptly notify the Applicant of the proceeding, and County shall cooperate fully in the defense. If County fails to promptly notify the Applicant of the proceeding, or if County fails to cooperate fully in the defense, the Applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the County. The County shall retain the right to participate in the defense of the proceeding if it bears its own attorneys' fees and costs, and defends the action in good faith. The Applicant shall not be required to pay or perform any settlement unless the settlement is approved by the applicant.

Steven L. Contursi

Print Name of Property Owner

Print Name of Applicant (if different)



6/23/2025

Signature of Property Owner

Date

Signature of Applicant

Date

Hourly Fee Agreement

PROJECT File: P23-00057; request for Use Permit Minor Modification
Steven L. Contursi, the undersigned,
hereby authorize the County of Napa to process the above referenced permit request in accordance with the Napa County Code. I am providing \$ _____ as a deposit to pay for County staff review, coordination and processing costs related to my permit request based on actual staff time expended and other direct costs. **In making this deposit, I acknowledge and understand that the deposit may only cover a portion of the total processing costs. Actual costs for staff time are based on hourly rates adopted by the Board of Supervisors in the most current Napa County fee schedule. I also understand and agree that I am responsible for paying these costs even if the application is withdrawn or not approved.**

I understand and agree to the following terms and conditions of this Hourly Fee Agreement:

1. Time spent by Napa County staff in processing my application and any direct costs will be billed against the available deposit. "Staff time" includes, but is not limited to, time spent reviewing application materials, site visits, responding by phone or correspondence to inquiries from the applicant, the applicant's representatives, neighbors and/or interested parties, attendance and participation at meetings and public hearings, preparation of staff reports and other correspondence, or responding to any legal challenges related to the application during the processing of your application. "Staff" includes any employee of the Planning, Building and Environmental Services Department (PBES), the Office of the County Counsel, or other County staff necessary for complete processing of the application. "Direct costs" include any consultant costs for the peer review of materials submitted with the application, preparation of California Environmental Quality Act (CEQA) documents, expanded technical studies, project management, and/or other outside professional assistance required by the County and agreed to by the applicant. The cost to manage consultant contracts by staff will also be billed against the available deposit.
2. Staff will review the application for completeness and provide me with a good faith estimate of the full cost of processing the permit. Any requested additional deposit shall be submitted to PBES to allow continued processing of the project.
3. I understand that the County desires to avoid incurring permit processing costs without having sufficient funds on deposit. If staff determines that inadequate funds are on deposit for continued processing, staff shall notify me in writing and request an additional deposit amount estimated necessary to complete processing of my application. I agree to submit sufficient funds as requested by staff to process the project through the hearing process within 30 days of the request.
4. I understand that if the amount on deposit falls below zero, staff will notify me and stop work on the application until sufficient additional funds are provided.
5. If the final cost is less than the amount remaining on deposit, the unused portion of the deposit will be refunded to me. If the final cost is more than the available deposit, I agree to pay the amount due within 30 days of billing.
6. If I fail to pay any invoices or requests for additional deposits within 30 days, the County may either stop processing my permit application, or after conducting a hearing, may deny my permit application. If I fail to pay any amount due after my application is approved, I understand that my permit may not be exercised, or may be subject to revocation. I further agree that no building, grading, sewage, or other project related permits will be issued if my account is in arrears.

Initial Statement of Grape Source

Pursuant to Napa County Zoning Ordinance Sections 12419(b) and (c), I hereby certify that the current application for establishment or expansion of a winery pursuant to the Napa County Winery Definition Ordinance will employ sources of grapes in accordance with the requirements of Section 12419(b) and/or (c) of that Ordinance.



6/23/2025

Owner's Signature

Date

Letters of commitment from grape suppliers and supporting documents may be required prior to issuance of any building permits for the project. Recertification of compliance will be required on a periodic basis. Recertification after initiation of the requested wine production may require the submittal of additional information regarding individual grape sources. Proprietary information will not be disclosed to the public.

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Please identify all winery's

Days open (total)	Existing	Proposed
Days open (Production)	Existing	Proposed
Days open (Accessory)	Existing	Proposed
Unplanned (total) per year	Existing	Proposed
Days open (total)	Existing	Proposed
Days open (total)	Existing	Proposed

Winery Coverage and Accessory/Production Ratio

Winery Development Area. Consistent with the definition at "a.", and with the marked-up side plans included in your submittal, please indicate your proposed winery development area. If the facility already exists, please differentiate between existing and proposed.

Existing	<u>12,715</u> sq. ft.	<u>0.29</u> acres
Proposed	<u>18,868</u> sq. ft.	<u>0.449</u> acres

Winery Coverage. Consistent with the definition at "b.", and with the marked-up site plans included in your submittal, please indicate your proposed winery coverage (maximum 25% of parcel or 15 acres, whichever is less).

63,735 sq. ft. 1.43 acres 14.4 % of parcel

Production Facility. Consistent with the definition at "c.", and the marked-up floor plans included in your submittal, please indicate your proposed production square footage. If the facility already exists, please differentiate between existing and proposed.

Existing	<u>10,268</u> sq. ft.	Proposed	<u>3,529</u> sq. ft.
		(Combined Total)	<u>13,797</u> sq. ft.

Accessory Use. Consistent with the definition at "d.", and the marked-up floor plans included in your submittal, please indicate your proposed accessory square footage. If the facility already exists, please differentiate between existing and proposed. (maximum = 40% of the production facility).

Existing	<u>379</u> sq. ft.	<u>3.7</u> % of production facility
Proposed	<u>4,308</u> sq. ft.	<u>33.97</u> % of production facility

Caves and Crush pads

If new or expanded caves are proposed please indicate which of the following best describes the public accessibility of the proposed and existing cave space. Please denote on cave floor plans the location of existing and proposed cave type/activities and identify location of on-site cave spoils on a site plan.

Existing Cave: No Cave

- None – no visitors/tours/events (Class I) Guided Tours Only (Class II) Public Access (Class III)
- Marketing Events and/or Temporary Events (Class III)

Expanded or New Cave: N/A

- None – no visitors/tours/events (Class I) Guided Tours Only (Class II) Public Access (Class III)
- Marketing Events and/or Temporary Events (Class III)

Please identify the winery's...

Cave area (total)	Existing: <u>N/A</u> sq. ft.	Proposed: <u>N/A</u> sq. ft.
Cave area (Production)	Existing: <u>N/A</u> sq. ft.	Proposed: <u>N/A</u> sq. ft.
Cave area (Accessory)	Existing: <u>N/A</u> sq. ft.	Proposed: <u>N/A</u> sq. ft.
Covered crush pad area	Existing: <u>1,206</u> sq. ft.	Proposed: <u>620</u> sq. ft.
Uncovered crush pad area	Existing: <u>N/A</u> sq. ft.	Proposed: <u>0</u> sq. ft.
Cave Spoils total:	No Cave	Proposed: <u>N/A</u> cy.
Cave Spoils Use:	<input type="checkbox"/> Onsite <input type="checkbox"/> Offsite <u>N/A</u>	

Grape Origin

All new wineries and any existing (pre-WDO) winery expanding beyond its winery development area must comply with the 75% rule and complete the attached "Initial Statement of Grape Source". See Napa County Code §18.104.250(B) & (C). The project description should include information on location and quantity of grapes.

Ownership of existing vineyards and contracts with various growers. All will be at least 75% Napa fruit.

Marketing Program

Please describe the winery's proposed marketing program. Include event type, maximum attendance, hours, location/facilities to be used, food service details, etc. Provide a site plan showing where the marketing event activities will occur, including overflow/off-site parking. Differentiate between existing and proposed activities. (Attach additional sheets as necessary.)

Small marketing events from 6 per year (30 each) to 12 per year (30 each).

Large marketing events from 1 per year (125 each) to 2 per year (125 each).

On-Site Consumption

If requesting On-Site Consumption, please provide a site plan showing where such activities will occur

Existing 3000 sq. ft. on winery terrace.

Food Service

Please describe the nature of any proposed food service including type of food, frequency of service, whether prepared on site or not, kitchen equipment, eating facilities, etc. Please differentiate between existing and proposed food service and existing type of commercial kitchen (low, medium or high risk) and/or food preparation areas authorized by the County Environmental Health Division. (Attach additional sheets as necessary.)

Catered. No winery commercial kitchen.

7. I may file a written request for a further explanation or itemization of invoices, but such a request does not alter my obligation to pay any invoices in accordance with the terms of this agreement.

Name of Applicant responsible for payment of all County processing fees (Please Print):

Steven L. Contursi

Mailing Address of the Applicant responsible for paying processing fees:

1042 North Pacific Coast Highway

Laguna Beach, CA 92651

Signature:*



Email Address: steve@arrowandbranch.com

Date:

6/23/2025

Phone Number:

(949) 679-1222, Ext. 200

*ATTENTION – The applicant will be held responsible for all charges.

WINERY OPERATIONS

Please indicate whether the activity or uses below are already legally **EXISTING**, whether they exist and are proposed to be **EXPANDED** as part of this application, whether they are **NEWLY PROPOSED** as part of this application, or whether they are neither existing nor proposed (**NONE**).

Retail Wine Sales	<input type="checkbox"/> Existing	<input checked="" type="checkbox"/> Expanded	<input type="checkbox"/> Newly Proposed	<input type="checkbox"/> None
Tours and Tasting – Open to the Public	<input type="checkbox"/> Existing			
Tours and Tasting – By Appointment	<input type="checkbox"/> Existing	<input checked="" type="checkbox"/> Expanded	<input type="checkbox"/> Newly Proposed	<input type="checkbox"/> None
Food at Tours and Tastings	<input type="checkbox"/> Existing	<input checked="" type="checkbox"/> Expanded	<input type="checkbox"/> Newly Proposed	<input type="checkbox"/> None
Marketing Events*	<input type="checkbox"/> Existing	<input checked="" type="checkbox"/> Expanded	<input type="checkbox"/> Newly Proposed	<input type="checkbox"/> None
Food at Marketing Events	<input type="checkbox"/> Existing	<input checked="" type="checkbox"/> Expanded	<input type="checkbox"/> Newly Proposed	<input type="checkbox"/> None
Will food be prepared...	<input type="checkbox"/> On-site?	<input checked="" type="checkbox"/> Catered?		
Public display of art or wine-related items	<input checked="" type="checkbox"/> Existing	<input type="checkbox"/> Expanded	<input type="checkbox"/> Newly Proposed	<input type="checkbox"/> None
Wine Sales/Consumption – AB 2004	<input checked="" type="checkbox"/> Existing		<input type="checkbox"/> Proposed	<input type="checkbox"/> None

*For reference please see definition of "Marketing," at Napa County Code §18.08.370 – <http://library.municode.com/index.aspx?clientid=16513>

Production Capacity*

Please Identify the winery's...

Existing permitted production capacity: 30,000 gal/y Per Permit: 21-00087-UP
13-00440-UP Permit Date: 03-29-2022
11-06-2013

Current maximum actual production: 0 gal/y For what year? 2022

Average 3 year production: 0 gal/y

Proposed production capacity: 45,000

*For this section please see "Winery Production Process".

Visitation and Operations

Please identify the winery's...

Maximum daily tours/tastings visitation: 15 existing 34 proposed

Maximum weekly tours/tastings visitation: 105 existing 238 proposed

Visitation hours (e.g. M-Sa, 10am-4pm): 10 a.m. – 6 p.m. existing No Change proposed

Production days and hours¹: 7 days/wk existing No Change proposed

¹It is assumed that wineries will operate up to 24 hours per day during crush.



A Tradition of Stewardship
A Commitment to Service

WINERY TRIP GENERATION WORKSHEET

Planning, Building & Environmental Services

1195 Third Street, Suite 210

Napa, CA 94559-3082

(707) 253-4417

PROJECT DESCRIPTION

Clear Form

Winery Name: Arrow and Branch Major Modification	Date Prepared:
---	-----------------------

Existing Entitled Winery		Harvest	Non-Harvest
Number of Full Time Employees*	Weekday	4	4
	Weekend	4	4
Number of Part Time Employees*	Weekday	0	0
	Weekend	0	0
Maximum Daily Visitation	Weekday	15	15
	Weekend	15	15
Annual Gallons of Production		30,000	30,000
Annual Tons of Grape Haul		187.5	N/A
Number of Visitors at the Largest Event that occurs two or more times per month, on average	Weekday	0	0
	Weekend	0	0

Proposed Winery		Harvest	Non-Harvest
Number of Full Time Employees*	Weekday	5	5
	Weekend	5	5
Number of Part Time Employees*	Weekday	0	0
	Weekend	0	0
Maximum Daily Visitation	Weekday	34	34
	Weekend	34	34
Annual Gallons of Production		45,000	45,000
Annual Tons of Grape Haul		281.3	N/A
Number of Visitors at the Largest Event that occurs two or more times per month, on average	Weekday	0	0
	Weekend	0	0

*Number of full time and part time employees should represent the max number of employees that will be working on any given day (including all vendors and contractors employed for the largest event that occurs two or more times per month on average).

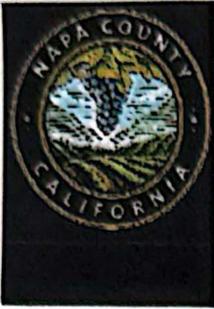
Arrow and Branch Major Modification TRIP GENERATION

Existing Winery						Harvest	Non-Harvest
<u>Maximum Daily Weekday Traffic (Friday)</u>							
	<u>Harvest</u>	<u>Non-Harvest</u>					
FT Employees	4	4	3.05 one way trips/employee	FT Employee Daily Trips	12.2	12.2	
PT Employees	0	0	1.9 one way trips/employee	PT Employee Daily Trips	0.0	0.0	
Max Visitors	15	15	2.6 visitors/vehicle for 2 one way trips	Max Visitor Daily Trips	11.5	11.5	
Max Event	0	0	2.6 visitors/vehicle for 2 one way trips	Max Event Daily Trips	0.0	0.0	
Gallons of Production	30,000		0.000018 truck trips	Production Daily Trips	0.5	0.5	
Tons of Grape Haul#	187.5		0.013889 truck trips	Grape Haul Daily Trips	2.6	0.0	
Total Weekday Daily Trips					27	25	
Total Weekday Peak Hour Trips*					10	9	
<u>Maximum Daily Weekend Traffic (Saturday)</u>							
	<u>Harvest</u>	<u>Non-Harvest</u>					
FT Employees	4	4	3.05 one way trips/employee	FT Employee Daily Trips	12.2	12.2	
PT Employees	0	0	1.9 one way trips/employee	PT Employee Daily Trips	0.0	0.0	
Max Visitors	15	15	2.8 visitors/vehicle for 2 one way trips	Max Visitor Daily Trips	10.7	10.7	
Max Event	0	0	2.8 visitors/vehicle for 2 one way trips	Max Event Daily Trips	0.0	0.0	
Gallons of Production	30,000		0.000018 truck trips	Production Daily Trips	0.5	0.5	
Tons of Grape Haul#	187.5		0.013889 truck trips	Grape Haul Daily Trips	2.6	0.0	
Total Weekend Daily Trips					27	24	
Total Weekend Peak Hour Trips*					12	11	
<u>Maximum Annual Traffic</u>							
Total Annual Trips**					9,197		
Proposed Winery						Harvest	Non-Harvest
<u>Maximum Daily Weekday Traffic (Friday)</u>							
	<u>Harvest</u>	<u>Non-Harvest</u>					
FT Employees	5	5	3.05 one way trips/employee	FT Employee Daily Trips	15.3	15.3	
PT Employees	0	0	1.9 one way trips/employee	PT Employee Daily Trips	0.0	0.0	
Max Visitors	34	34	2.6 visitors/vehicle for 2 one way trips	Max Visitor Daily Trips	26.2	26.2	
Max Event	0	0	2.6 visitors/vehicle for 2 one way trips	Max Event Daily Trips	0.0	0.0	
Gallons of Production	45,000		0.000018 truck trips	Production Daily Trips	0.8	0.8	
Tons of Grape Haul#	281.3		0.013889 truck trips	Grape Haul Daily Trips	3.9	0.0	
Total Weekday Daily Trips					47	43	
Total Weekday Peak Hour Trips*					17	16	
<u>Maximum Daily Weekend Traffic (Saturday)</u>							
	<u>Harvest</u>	<u>Non-Harvest</u>					
FT Employees	5	5	3.05 one way trips/employee	FT Employee Daily Trips	15.3	15.3	
PT Employees	0	0	1.9 one way trips/employee	PT Employee Daily Trips	0.0	0.0	
Max Visitors	34	34	2.8 visitors/vehicle for 2 one way trips	Max Visitor Daily Trips	24.3	24.3	
Max Event	0	0	2.8 visitors/vehicle for 2 one way trips	Max Event Daily Trips	0.0	0.0	
Gallons of Production	45,000		0.000018 truck trips	Production Daily Trips	0.8	0.8	
Tons of Grape Haul#	281.3		0.013889 truck trips	Grape Haul Daily Trips	3.9	0.0	
Total Weekend Daily Trips					45	41	
Total Weekend Peak Hour Trips*					22	20	
<u>Maximum Annual Traffic</u>							
Total Annual Trips**					15,795		
Net New Trips						Harvest	Non-Harvest
<u>Maximum Weekday Traffic (Friday)</u>							
If total net new daily trips is greater than 40, a TIS is required				Net New Weekday Daily Trips	20	18	
				Net New Weekday Peak Hour Trips*	7	7	
<u>Maximum Weekend Traffic (Saturday)</u>							
If total net new daily trips is greater than 40, a TIS is required				Net New Weekend Daily Trips	18	17	
				Net New Weekend Peak Hour Trips*	10	9	
<u>Maximum Annual Traffic</u>							
A Traffic Impact Study is NOT Required					Net New Annual Trips**	6,598	

#Trips associated with Grape Haul represent harvest season only.

*Weekday peak hour trips are calculated as 38% of daily trips associated with visitors and production plus one trip per employee. Weekend peak hour trips are calculated as 57% of daily trips associated with visitors and production plus one trip per employee.

**Annual trips represent a conservative calculation that assumes 11 weeks of harvest, all weekdays are Fridays, all weekends are Saturdays, and assumes that the largest event that occurs two or more times per month on average occurs every day.



Project name & APN: Arrow and Branch Winery APN 034-190-040
 Project number if known: P21-00087
 Contact person: Steven L. Contursi 1042 No. Pacific Coast Hwy, Laguna Beach, CA 92651
 Contact email & ph no: steve@arrowandbranch.com (949) 679-1222 X200
 Today's date: June 20, 2023

Voluntary Best Management Practices Checklist for Development Projects

Napa County General Plan Policy CON-65(e) and Policy CON-67(d) requires the consideration of Greenhouse Gas (GHG) emissions in the review of discretionary projects and to promote and encourage "green building" design. The below Best Management Practices (BMPs) reduce GHG emissions through energy and water conservation, waste reduction, efficient transportation, and land conservation. The voluntary checklist included here should be consulted early in the project and be considered for inclusion in new development. It is not intended, and likely not possible for all projects to adhere to all of the BMPs. Rather, these BMPs provide a portfolio of options from which a project could choose, taking into consideration cost, co-benefits, schedule, and project specific requirements. Please check the box for all BMPs that your project proposes to include and include a separate narrative if your project has special circumstances.

Practices with Measurable GHG Reduction Potential
 The following measures reduce GHG emissions and if needed can be calculated. They are placed in descending order based on the amount of emission reduction potential.

Already Doing	Plan To Do	ID #	BMP Name
<input type="checkbox"/>	<input checked="" type="checkbox"/>	BMP-1	<p>Generation of on-site renewable energy <i>If a project team designs with alternative energy in mind at the conceptual stage it can be integrated into the design. For instance, the roof can be oriented, sized, and engineered to accommodate photovoltaic (PV) panels. If you intend to do this BMP, please indicate the location of the proposed PV panels on the building elevations or the location of the ground mounted PV array on the site plan. Please indicate the total annual energy demand and the total annual kilowatt hours produced or purchased and the potential percentage reduction of electrical consumption. Please contact staff or refer to the handout to calculate how much electrical energy your project may need.</i></p> <p align="center"><u>Solar Panels</u></p> <hr/> <hr/> <hr/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	BMP-2	<p>Preservation of developable open space in a conservation easement <i>Please indicate the amount and location of developable land (i.e.: under 30% slope and not in creek setbacks or environmentally sensitive areas for vineyards) conserved in a permanent easement to prohibit future development.</i></p> <p align="center"><u>Observe stream setbacks as per County Conservation Regulations</u></p> <hr/> <hr/>

Already Doing	Plan To Do	ID #	BMP Name
<input type="checkbox"/>	<input type="checkbox"/>	BMP-3	<p>Habitat restoration or new vegetation (e.g. planting of additional trees over ½ acre) <i>Napa County is famous for its land stewardship and preservation. Restoring areas within the creek setback reduces erosion potential while planting areas that are currently hardscape (such as doing a bio-retention swale rather than underground storm drains) reduces storm water and helps the groundwater recharge. Planting trees can also increase the annual uptake of CO2e and add the County's carbon stock.</i></p> <p>_____</p> <p>_____</p> <p style="text-align: center;">N/A</p> <p>_____</p> <p>_____</p>
<input type="checkbox"/>	<input type="checkbox"/>	BMP-4	<p>Alternative fuel and electrical vehicles in fleet <i>The magnitude of GHG reductions achieved through implementation of this measure varies depending on the analysis year, equipment, and fuel type replaced.</i></p> <p>Number of total vehicles _____</p> <p>Typical annual fuel consumption or VMT _____</p> <p>Number of alternative fuel vehicles _____</p> <p>Type of fuel/vehicle(s) _____</p> <p>Potential annual fuel or VMT savings _____</p>
<input type="checkbox"/>	<input type="checkbox"/>	BMP-5	<p>Exceed Title 24 energy efficiency standards: Build to CALGREEN Tier 2 <i>The California Building Code update effective January 1, 2011 has new mandatory green building measures for all new construction and has been labeled CALGREEN. CALGREEN provides two voluntary higher levels labeled CALGREEN Tier 1 and CALGREEN Tier 2. Each tier adds a further set of green building measures that go above and beyond the mandatory measures of the Code. In both tiers, buildings will use less energy than the current Title 24 California Energy Code. Tier 1 buildings achieve at least a 15% improvement and Tier 2 buildings are to achieve a 30% improvement. Both tiers require additional non-energy prerequisites, as well as a certain number of elective measures in each green building category (energy efficiency, water efficiency, resource conservation, indoor air quality and community).</i></p> <p>_____</p> <p>_____</p>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	BMP-6	<p>Vehicle Miles Traveled (VMT) reduction plan <i>Selecting this BMP states that the business operations intend to implement a VMT reduction plan reducing annual VMTs by at least 15%.</i></p> <p>Tick box(es) for what your Transportation Demand Management Plan will/does include:</p> <p><input checked="" type="checkbox"/> employee incentives</p> <p><input type="checkbox"/> employee carpool or vanpool</p> <p><input checked="" type="checkbox"/> priority parking for efficient transportation (hybrid vehicles, carpools, etc.)</p> <p><input checked="" type="checkbox"/> bike riding incentives</p> <p><input checked="" type="checkbox"/> bus transportation for large marketing events</p> <p><input type="checkbox"/> Other: _____</p> <p>_____</p> <p>_____</p> <p>Estimated annual VMT _____</p> <p>Potential annual VMT saved _____</p> <p>% Change _____</p>

As approved by the Planning Commission
07/03/2013

Already Doing	Plan To Do	ID #	BMP Name
<input type="checkbox"/>	<input type="checkbox"/>	BMP-7	<p>Exceed Title 24 energy efficiency standards: Build to CALGREEN Tier 1 See description below under BMP-5</p> <hr/> <hr/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	BMP-8	<p>Solar hot water heating <i>Solar water heating systems include storage tanks and solar collectors. There are two types of solar water heating systems: active, which have circulating pumps and controls, and passive, which don't. Both of them would still require additional heating to bring them to the temperature necessary for domestic purposes. They are commonly used to heat swimming pools.</i></p> <hr/> <hr/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	BMP-9	<p>Energy conserving lighting <i>Lighting is approximately 25% of typical electrical consumption. This BMP recommends installing or replacing existing light bulbs with energy-efficient compact fluorescent (CF) bulbs or Light Emitting Diode (LED) for your most-used lights. Although they cost more initially, they save money in the long run by using only ¼ the energy of an ordinary incandescent bulb and lasting 8-12 times longer. Typical payback from the initial purchase is about 18 months.</i></p> <hr/> <hr/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	BMP-10	<p>Energy Star Roof/Living Roof/Cool Roof <i>Most roofs are dark-colored. In the heat of the full sun, the surface of a black roof can reach temperatures of 158 to 194 °F. Cool roofs, on the other hand, offer both immediate and long-term benefits including reduced building heat-gain and savings of up to 15% the annual air-conditioning energy use of a single-story building. A cool roof and a green roof are different in that the green roof provides living material to act as a both heat sink and thermal mass on the roof which provides both winter warming and summer cooling. A green (living) roof also reduces storm water runoff.</i></p> <hr/> <hr/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	BMP-11	<p>Bicycle Incentives <i>Napa County Zone Ordinance requires 1 bicycle rack per 20 parking spaces (§18.110.040). Incentives that go beyond this requirement can include on-site lockers for employees, showers, and for visitor's items such as directional signs and information on biking in Napa. Be creative!</i></p> <p><u>Winery is very near Vine Trail Path. Will provide bicycle racks.</u></p> <hr/> <hr/>
<input type="checkbox"/>	<input type="checkbox"/>	BMP-12	<p>Bicycle route improvements <i>(Refer to the Napa County Bicycle Plan (NCTPA, December 2011) and note on the site plan the nearest bike routes. Please note proximity, access, and connection to existing and proposed bike lanes (Class I: Completely separated right-of-way; Class II: Striped bike lane; Class III: Signed Bike Routes). Indicate bike accessibility to project and only proposed improvements as part of the project on the site plan or describe below.</i></p> <hr/> <hr/>

Already Doing	Plan To Do	ID #	BMP Name
<input type="checkbox"/>	<input type="checkbox"/>	BMP-13	Connection to recycled water <i>Recycled water has been further treated and disinfected to provide a non-potable (non-drinking water) water supply. Using recycled water for irrigation in place of potable or groundwater helps conserve water resources.</i> <hr/> <hr/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	BMP-14	Install Water Efficient fixtures <i>WaterSense, a partnership program by the U.S. Environmental Protection Agency administers the review of products and services that have earned the WaterSense label. Products have been certified to be at least 20 percent more efficient without sacrificing performance. By checking this box you intend to install water efficient fixtures or fixtures that conserve water by 20%.</i> <hr/> <hr/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	BMP-15	Low-impact development (LID) <i>LID is an approach to land development (or re-development) that works with nature to manage storm water as close to its source as possible. LID employs principles such as preserving and recreating natural landscape features, minimizing effective imperviousness to create functional and appealing site drainage that treat storm water as a resource rather than a waste product. There are many practices that have been used to adhere to these principles such as bioretention facilities, rain gardens, vegetated rooftops, rain barrels, and permeable pavements. By implementing LID principles and practices, water can be managed in a way that reduces the impact of built areas and promotes the natural movement of water within an ecosystem or watershed. Please indicate on the site or landscape plan how your project is designed in this way.</i> <hr/> <hr/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	BMP-16	Water efficient landscape <i>If your project is a residential development proposing in excess of 5,000 sq. ft. or a commercial development proposing in excess of 2,500 sq. ft. the project will be required to comply with the Water Efficient Landscape Ordinance (WELO).</i> <i>Please check the box if you will be complying with WELO or if your project is smaller than the minimum requirement and you are still proposing drought tolerant, zeroscape, native plantings, zoned irrigation or other water efficient landscape.</i> <u>See landscape concept.</u> <hr/> <hr/>
<input type="checkbox"/>	<input type="checkbox"/>	BMP-17	Recycle 75% of all waste <i>Did you know that the County of Napa will provide recycling collectors for the interior of your business at no additional charge? With single stream recycling it is really easy and convenient to meet this goal. To qualify for this BMP, your business will have to be aggressive, proactive and purchase with the goal in mind.</i> <hr/> <hr/>

Already Doing	Plan To Do	ID #	BMP Name
<input type="checkbox"/>	<input type="checkbox"/>	BMP-18	Compost 75% food and garden material <i>The Napa County food composting program is for any business large or small that generates food scraps and compostable, including restaurants, hotels, wineries, assisted living facilities, grocery stores, schools, manufacturers, cafeterias, coffee shops, etc. All food scraps (including meat & dairy) as well as soiled paper and other compostable – see http://www.naparecycling.com/foodcomposting for more details</i>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	BMP-19	Implement a sustainable purchasing and shipping program <i>Environmentally Preferable Purchasing (EPP) or Sustainable Purchasing refers to the procurement of products and services that have a reduced effect on human health and the environment when compared with competing products or services that serve the same purpose. By selecting this BMP, you agree to have an EPP on file for your employees to abide by.</i>
<input type="checkbox"/>	<input type="checkbox"/>	BMP-20	Planting of shade trees within 40 feet of the south side of the building elevation <i>Well-placed trees can help keep your building cool in summer. If you choose a deciduous tree after the leaves drop in autumn, sunlight will warm your building through south and west-facing windows during the colder months. Well-designed landscaping can reduce cooling costs by 20%. Trees deliver more than energy and cost savings; they are important carbon sinks. Select varieties that require minimal care and water, and can withstand local weather extremes. Fruit or nut trees that produce in your area are great choices, providing you with local food as well as shade. Please the site or landscape plan to indicate where trees are proposed and which species you are using.</i>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	BMP-21	Electrical Vehicle Charging Station(s) <i>As plug-in hybrid electric vehicles (EV) and battery electric vehicle ownership is expanding, there is a growing need for widely distributed accessible charging stations. Please indicate on the site plan where the station will be.</i>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	BMP-22	Public Transit Accessibility <i>Refer to http://www.ridethevine.com/vine and indicate on the site plan the closest bus stop/route. Please indicate if the site is accessed by transit or by a local shuttle. Provide an explanation of any incentives for visitors and employees to use public transit. Incentives can include bus passes, informational hand outs, construction of a bus shelter, transportation from bus stop, etc.</i> <u>Winery is near bus stop on Solano Avenue.</u>

Already Doing	Plan To Do	ID #	BMP Name
<input type="checkbox"/>	<input checked="" type="checkbox"/>	BMP-23	<p>Site Design that is oriented and designed to optimize conditions for natural heating, cooling, and day lighting of interior spaces, and to maximize winter sun exposure; such as a cave.</p> <p><i>The amount of energy a cave saves is dependent on the type of soil, the microclimate, and the user's request for temperature control. Inherently a cave or a building buried into the ground saves energy because the ground is a consistent temperature and it reduces the amount of heating and cooling required. On the same concept, a building that is oriented to have southern exposure for winter warmth and shading for summer cooling with an east-west cross breeze will naturally heat, cool, and ventilate the structure without using energy. Please check this box if your design includes a cave or exceptional site design that takes into consideration the natural topography and sitting. Be prepared to explain your approach and estimated energy savings.</i></p> <hr/> <hr/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	BMP-24	<p>Limit the amount of grading and tree removal</p> <p><i>Limiting the amount of earth disturbance reduces the amount of CO2 released from the soil and mechanical equipment. This BMP is for a project design that either proposes a project within an already disturbed area proposing development that follows the natural contours of the land, and that doesn't require substantial grading or tree removal.</i></p> <hr/> <hr/>
<input type="checkbox"/>	<input type="checkbox"/>	BMP-25	<p>Will this project be designed and built so that it could qualify for LEED?</p> <p>BMP-25(a) <input type="checkbox"/> LEED™ Silver (check box BMP-25 and this one)</p> <p>BMP-25(b) <input type="checkbox"/> LEED™ Gold (check box BMP-25 (a), and this box)</p> <p>BMP-25(c) <input type="checkbox"/> LEED™ Platinum (check all 4 boxes)</p>
Practices with Un-Measured GHG Reduction Potential			
<input type="checkbox"/>	<input type="checkbox"/>	BMP-26	<p>Are you, or do you intend to become a Certified Green Business or certified as a "Napa Green Winery"?</p> <p><i>As part of the Bay Area Green Business Program, the Napa County Green Business Program is a free, voluntary program that allows businesses to demonstrate the care for the environment by going above and beyond business as usual and implementing environmentally friendly business practices. For more information check out the Napa County Green Business and Winery Program at www.countyofnapa.org.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	BMP-27	<p>Are you, or do you intend to become a Certified "Napa Green Land"?</p> <p><i>Napa Green Land, fish friendly farming, is a voluntary, comprehensive, "best practices" program for vineyards. Napa Valley vintners and growers develop farm-specific plans tailored to protect and enhance the ecological quality of the region, or create production facility programs that reduce energy and water use, waste and pollution. By selecting this measure either you are certified or you are in the process of certification.</i></p>

Already Doing	Plan To Do	ID #	BMP Name
<input type="checkbox"/>	<input checked="" type="checkbox"/>	BMP-28	Use of recycled materials <i>There are a lot of materials in the market that are made from recycled content. By ticking this box, you are committing to use post-consumer products in your construction and your ongoing operations.</i> <hr/>
<input type="checkbox"/>	<input type="checkbox"/>	BMP-29	Local food production <i>There are many intrinsic benefits of locally grown food, for instance reducing the transportation emissions, employing full time farm workers, and improving local access to fresh fruits and vegetables.</i> <hr/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	BMP-30	Education to staff and visitors on sustainable practices <i>This BMP can be performed in many ways. One way is to simply put up signs reminding employees to do simple things such as keeping the thermostat at a consistent temperature or turning the lights off after you leave a room. If the project proposes alternative energy or sustainable winegrowing, this BMP could include explaining those business practices to staff and visitors.</i> <hr/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	BMP-31	Use 70-80% cover crop <i>Cover crops reduce erosion and the amount of tilling which is required, which releases carbon into the environment.</i>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	BMP-32	Retain biomass removed via pruning and thinning by chipping the material and reusing it rather than burning on-site <i>By selecting this BMP, you agree not to burn the material pruned on site.</i>
<input type="checkbox"/>	<input type="checkbox"/>	BMP-33	Are you participating in any of the above BMPs at a 'Parent' or outside location? <hr/> <hr/> <hr/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	BMP-34	Are you doing anything that deserves acknowledgement that isn't listed above? <u>Water conservation via in-ground wastewater treatment with partially treated wastewater re-used for irrigation.</u> <hr/>
			Comments and Suggestions on this form? <hr/> <hr/> <hr/>

**REVISED PROJECT STATEMENT FOR
ARROW AND BRANCH WINERY USE PERMIT MAJOR MOD**

**5215 SOLANO AVENUE, NAPA, CA 94558
APN 034-190-040**

JUNE 20, 2023

The application is for a proposed major modification to the existing and approved Arrow and Branch Winery. The application proposes an increase in wine production for the winery, from an existing approved 30,000 gpy to 45,000 gpy; an updated employees count (~~10 or fewer~~); and proposed changes in both the daily visitors (from a max of 15 daily to a max of ~~30~~²⁴ per day; a change in winery marketing plan events, from an existing approved six smaller events (30) per year, to a maximum of twelve smaller events (30) per year; and a change from one larger event (125) to two (125) events per year. Direction for the proposed marketing program and dynamics areas are described herein and in the County application. 5 FTE

The civil engineering technical reports for water use, wastewater treatment, stormwater quality mitigation, and public water system feasibility are included in the application. Also included is a matrix of square footage for existing and proposed winery uses, and an updated Winery Traffic Generation Form.

The project is currently under construction for improvements approved in a recent (3-29-2022) minor mod. The minor mod did not propose any intensification of use, but was timed to add production improvements that would allow the owners to do a harvest on-site. Due to the extended period associated with major mods, the owners had to proceed with the absolutely necessary production improvements and come in later with the more extensive remodel and time restrictive improvements associated with a major mod.

Winery Sq. Ft.

The newly proposed production is 13,797 sq. ft. (compared to 10,268 sq. ft. reflected in the approved minor mod. The proposed accessory sq ft. is 4,308 sq. ft., as compared to 379 sq. ft. reflected in the minor mod approval. The resulting accessory to production use is 33.97 percent, below the 40 percent threshold in the Winery Definition Ordinance. The proposed mod also includes a 620-sq. ft. covered area on the production pad. This will be a cover for outdoor fermentation tank(s).

The proposed production increase provides for a second fermentation room and second barrel storage area. Accessory uses proposed include winery offices, mixed-use conference and tasting rooms, winery storage, a catering staging area, and visitor restrooms. Also reflected in the mod

is a utilities area to house the fire pump, mechanical and trash receptable provisions, and the wastewater treatment area.

A newly proposed modification of the site plan includes a 67,836-gallon water storage tank. Landscape screening for the tank is presented, consistent with the County's direction for water tank screening. The height of the newly proposed tank is 18 ft measured from the lowest adjacent ground surface. The tank is next to the winery structure and is a substitution for two smaller previously proposed water storage tanks.

Landscape Concept

The landscape concept depicted in the enclosed design drawings relies on mostly native California trees and shrubs that complement existing site conditions, including the creek setback area. This allows the winery and outside areas to be compatible with its natural surroundings. These plant materials have very low through moderate irrigation requirements. Trees and large shrubs will screen views toward the site from offsite locations and will also screen the winery's views to neighboring properties.

Coast Live Oak and Coffeeberry trees to screen the proposed tank are shown in the modified elevations herein, and are also reflected in the overall winery landscape concept plan.

Low-height shrubs soften the open areas and add to a natural landscape. Olive trees located beyond the creek setback will screen views of the emergency vehicle turnaround and the north and west elevations of the wineries to the residential neighbors. Although not a native California tree species olives thrive throughout Northern California, are drought tolerant, and are a typical screening tree.

The goal for irrigation of the landscaping minimizes water use as much as possible. After the plantings establish, irrigation for them will be significantly reduced through use of the "smart" irrigation controller. This utilizes weather monitoring to ensure that irrigation will only occur when needs arise.

Production

The proposed new production level is 45,000 gallons per year. The winery is currently approved for 30,000 gallons per year. The analyses contained in this major mod application reflect the carrying capacity of winery utilities such as wastewater treatment and water use. All production will adhere to the County's 75 percent grape source rule.

Grape Source for Production

The on-site property has five acres of planted vines, which produce up to four tons per acre. The applicant also owns two more vineyards that will contribute to the winery production. In addition, the owners has a number of agreements with Napa County growers, who will supply

the necessary fruit to meet proposed production. They continue to seek additional sources of fruit and believe that all this fruit will be Napa County sourced. The proposed production level will not be immediately actualized, but is part of the long-range planning for the winery.

Off-site grape deliveries, once the winery reaches full capacity, will result in approximately 46 truckloads, all occurring during the harvest period.

Winery Activities and Dynamics

The major mod includes a proposal to increase the daily visitors from an existing 15 per day to 40 visitors on the busiest visitation days.

The proposed updated employee numbers are "~~less than 10,~~" as compared to ~~four full-time and four part-time employees reported previously in the earlier application.~~ Requests 5 FTE & 2 PTE

The winery marketing plan is proposed for expansion, from a total of six small events (30 persons each) per year and one larger event (125 persons), to a total of twelve smaller events (30 persons each) and two larger events (125 each). Shuttle bus service will be offered for the larger marketing events.

The food served with tastings and marketing events will be catered by a licensed catering company. The winery proposal includes a small (212 sq. ft.) kitchen area that is not a commercial kitchen, but an employee break area and a staging area for the caterers when needed.

Hours of Operation

Production hours for the winery are 6:00 AM until 6:00 PM, seven days per week. Hospitality hours are 10:00 AM until 6:00 PM. Evening marketing events hours will be after 6:00 PM and will conclude by 10:00 PM. This includes cleanup after the event.

No amplified outdoor music is proposed for the outdoor area, in keeping with the standards for new wineries.

Wastewater Feasibility

The updated *Onsite Wastewater Disposal Feasibility Study* contains calculations that show the wastewater flows associated with the use permit modification. Such flows will exceed the capacity of the permitted process wastewater system but will not exceed the capacity of the permitted sanitary wastewater system. There are at least two options for how to handle the planned increased process wastewater flow rates, which include adding to the existing system and capturing the treated water for re-use as irrigation. See report for details.

Water Availability Analysis

The project as proposed complies with the WAA Water Use Screening Criteria of 1.0 acre-foot per acre of groundwater use. However, this criteria has been superseded by a new Reduced Water Use Screening Criteria. The property currently uses more than the Reduced Water Use Screening Criteria of 0.3 acre-feet per year and therefore, the proposed project must not increase water use beyond current levels.

By implementing the recommendations outlined in the *Tier 1 Water Availability Analysis* and re-using winery process wastewater for irrigation, the proposed project complies with Napa County's current requirements.

Tier 2 and Tier 3 Analyses are not required according to the *WAA Guidance Document* and current practice, since no additional use of groundwater is required for this project.

Stormwater Control Plan for a Regulated Project

Applied Civil Engineering has prepared a *Stormwater Control Plan for a Regulated Project* which describes how stormwater runoff from new roofs, pavements, and other impervious surfaces is directed to a bioretention area or otherwise dispersed across vegetated areas. All natural drainage features on-site will be preserved. Proposed work within the creek setback will be minimized and generally involve appropriately selected new landscape planting. The project has been designed with respect to stream setbacks, as set forth in the *Napa County Conservation Regulations*. Details of grading and drainage are contained in the Site Improvement Plans submitted with this major mod.

Transient Non-Community Water System Information

Napa County requires an analysis and statement of qualified technical capacity, managerial and financial ability to provide for a transient non-community water system. This system is required for any project that proposes to serve more than 25 persons (all uses) on-site for 25 days or more per year. The findings for technical, managerial, and financial support have been made and are detailed in the Applied Civil Engineering *Water System Information* report conveyed with this mod application.

Further Information

Design, engineering drawings, square footage matrix, and other technical information are contained in detail and submitted as part of this major mod filing. Questions may be directed to the project team. We look forward to hearing from the County after the 30-day in-house review.

September 12, 2024

Mr. Matthew Ringel
Planner III
Napa County Dept. of Planning, Building & Environmental Management
1195 Third Street, Suite 210
Napa, CA 94559

RE: ARROW & BRANCH WINERY MAJOR MOD P23-00057
5215 SOLANO AVENUE, NAPA CA. APN 034-190-004-000

Dear Matt:

We are submitting the materials referenced in your last "completeness" letter dated July 22, 2024. The civil engineer, Mike Muelrath of Applied Civil Engineering, will be submitting this link to you. All materials will be included, including the left-turn lane analysis referenced.

This letter is a request for a Project Description Revision, which lowers the number of winery employees and visitors, resulting in our falling below the threshold of the County's requirement for a left-turn lane on Solano Avenue. There are currently no existing left-turn lanes in this area.

On August 17 and 24th, updated traffic counts were done, which support this request and the traffic engineer's conclusion that a left-turn lane is not warranted. The changes are as follows.

Lower the proposed full-time employees from 8 to 5. (The current use permit shows a total of two full-time employees, and the major mod will replace this number to 5.)

Lower the number of proposed daily visitors from 40 to 34.

Please see the attached analysis completed by Mark Crane of Crane Transportation Group, which concludes that the threshold for a left-turn lane provision as mitigation has not been met.

Since this revision represents a reduction in the intensity of use for traffic, wastewater treatment, and water use, we are well within the parameters of the County in these areas.

Thank you. Please contact Mike Muelrath, Mark Crane, or me with any questions.

Sincerely,

Donna B. Oldford

“F”

Water Availability Analysis

Page 2	Tier I WAA – Applied Civil Engineering
Page 17	Tier III WAA – Richard C. Slade Associates LLC

TIER I WATER AVAILABILITY ANALYSIS

FOR THE

A & B VINEYARDS LLC WINERY USE PERMIT MODIFICATION

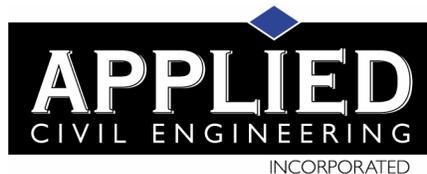
LOCATED AT:

5215 Solano Avenue
Napa, CA 94558
Napa County APN 034-190-040

PREPARED FOR:

A & B Vineyards LLC
Care Of: Steve Contursi
1042 North Coast Highway
Laguna Beach, CA 92651

PREPARED BY:



2160 Jefferson Street, Suite 230
Napa, CA 94559
Telephone: (707) 320-4968
www.appliedcivil.com

Job Number: 20-139

Michael R. Muelrath

Michael R. Muelrath R.C.E. 67435

7/7/2025

Date



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INTRODUCTION

A & B Vineyards LLC is applying for a Use Permit Modification to change the entitlements for their existing winery facility located at 5215 Solano Avenue in Napa County, California. The subject property is located just north of the intersection of Solano Avenue and Oak Knoll Avenue and is also known as Napa County Assessor's Parcel Number 034-190-040.



Figure I: Location Map

The Use Permit Modification application under consideration proposes to increase production and visitation to the following levels:

- Wine Production:
 - 45,000 gallons of wine per year
 - Crushing, fermenting, aging and bottling
- Employees:
 - 5 total employees

- Marketing Plan:
 - Daily Tours and Tastings by Appointment
 - 34 visitors per day maximum
 - Marketing Events Type #1
 - 12 per year
 - 30 guests maximum
 - Food prepared offsite by catering company
 - Marketing Events Type #2
 - 2 per year
 - 125 guests maximum
 - Food prepared offsite by catering company
 - Portable toilets used for restrooms

Existing development on the property includes approximately six acres of vineyards, two wells, access roads, winery buildings and the related access and utility infrastructure typical of this type of agricultural and winery development. Water for the winery will be provided by the existing Winery Well located on the subject property. Please see the A & B Vineyards LLC Use Permit Modification Conceptual Site Improvement Plans for approximate locations of existing and proposed features.

Groundwater is currently used for vineyard irrigation and to support the existing A & B Vineyards LLC Winery. Groundwater will continue to be used for these activities moving forward including the proposed winery use modifications.

The second well on the property is used exclusively by the adjoining winery, Silenus Vintners, located on APN 034-212-035. According to the property owner, this well supplies water for the existing winery and vineyards and the residential uses on the property are supplied by the City of Napa water system.

A & B Vineyards LLC has requested that Applied Civil Engineering Incorporated (ACE) prepare a Tier I Water Availability Analysis in accordance with the Water Availability Analysis (WAA) – Guidance Document adopted by the Napa County Board of Supervisors on May 12, 2015. The remainder of this report describes the estimated groundwater demand on the subject property for existing and proposed conditions and compares that to the prescribed water use screening criteria.

ESTIMATED GROUNDWATER DEMAND

Groundwater is currently used to irrigate approximately six acres of vineyard and support the existing A & B Vineyards LLC Winery on the subject property and approximately six acres of vineyard and the existing Silenus Vintners Winery on the adjacent property (via a well easement) as shown in Figure 2.

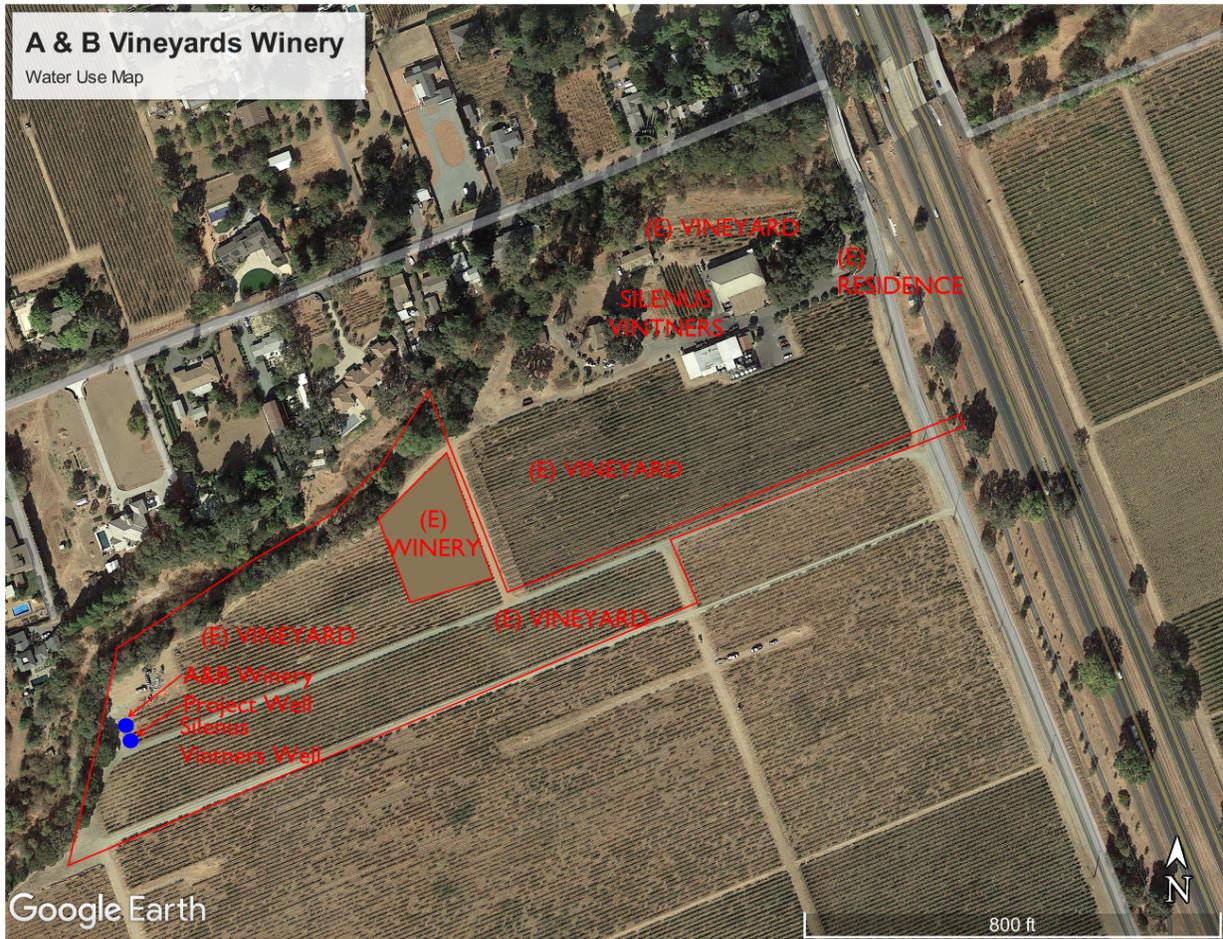


Figure 2: Water Use Map

Proposed water use will include the A & B Vineyards Winery’s increased production and visitation plan and all other existing demands for the subject and adjacent Silenus Vintners property.

The estimated groundwater demand, broken down by parcel, is summarized in the tables below and details of the calculations supporting these estimates are included in the Water Use Estimate Supporting Calculations in Appendix I.

Table I: Estimated Groundwater Demand – A & B Vineyards LLC Winery Property

	Existing (ac-ft/yr)	Proposed (ac-ft/yr)
Residential	0	0
Winery	0.77	1.18
Vineyard Irrigation	3.00	3.00
Landscape Irrigation	0.2	0.2
Total	3.97	4.38

Table 2: Estimated Groundwater Demand – Silenus Vintners Winery Property

	Existing (ac-ft/yr)	Proposed (ac-ft/yr)
Residential	0	0
Winery	2.00	2.00
Vineyard Irrigation	3.00	3.00
Landscape Irrigation	0.36	0.36
Total	5.36	5.36

Table 3: Estimated Groundwater Demand

A & B Vineyards LLC Winery & Silenus Vintners Winery Properties Combined

	Existing (ac-ft/yr)	Proposed (ac-ft/yr)
Residential	0	0
Winery	2.77	3.18
Vineyard Irrigation	6.00	6.00
Landscape Irrigation	0.56	0.56
Total	9.33	9.74

It should be noted that while both properties have a City of Napa water service for vineyard irrigation the service is not guaranteed (in fact no water was provided in 2022) and therefore it is assumed for this analysis that all vineyard irrigation will come from groundwater.

WATER USE SCREENING CRITERIA

According to the WAA - Guidance Document properties located in the Napa Valley Floor area are subject to a Water Use Screening Criteria of 1.0 acre-feet of water per acre of land per year. A project complies with the requirements of the Tier 1 WAA if the total water use on the property is less than 1.0 acre-feet per acre per year. If the Tier 1 Water Use Screening Criteria is met and the property is located in the Napa Valley Floor area Tier 2 and Tier 3 Analyses are not required unless substantial evidence exists in the record that indicates a potential significant impact from the project.

Furthermore, Napa County is now also requiring that properties in the Napa Valley Floor area limit groundwater use to a Reduced Water Use Screening Criteria of 0.3 acre-feet per acre per year due to extended drought conditions except on properties where current use is more than 0.3 acre-feet per year in which case no-net increase in water use beyond existing baseline conditions is the applicable screening criteria.

The subject property is located in the Napa Valley Floor area and the geology is mapped as Qhy & Qha (alluvium) on the USGS geology maps as shown in Figure 3.

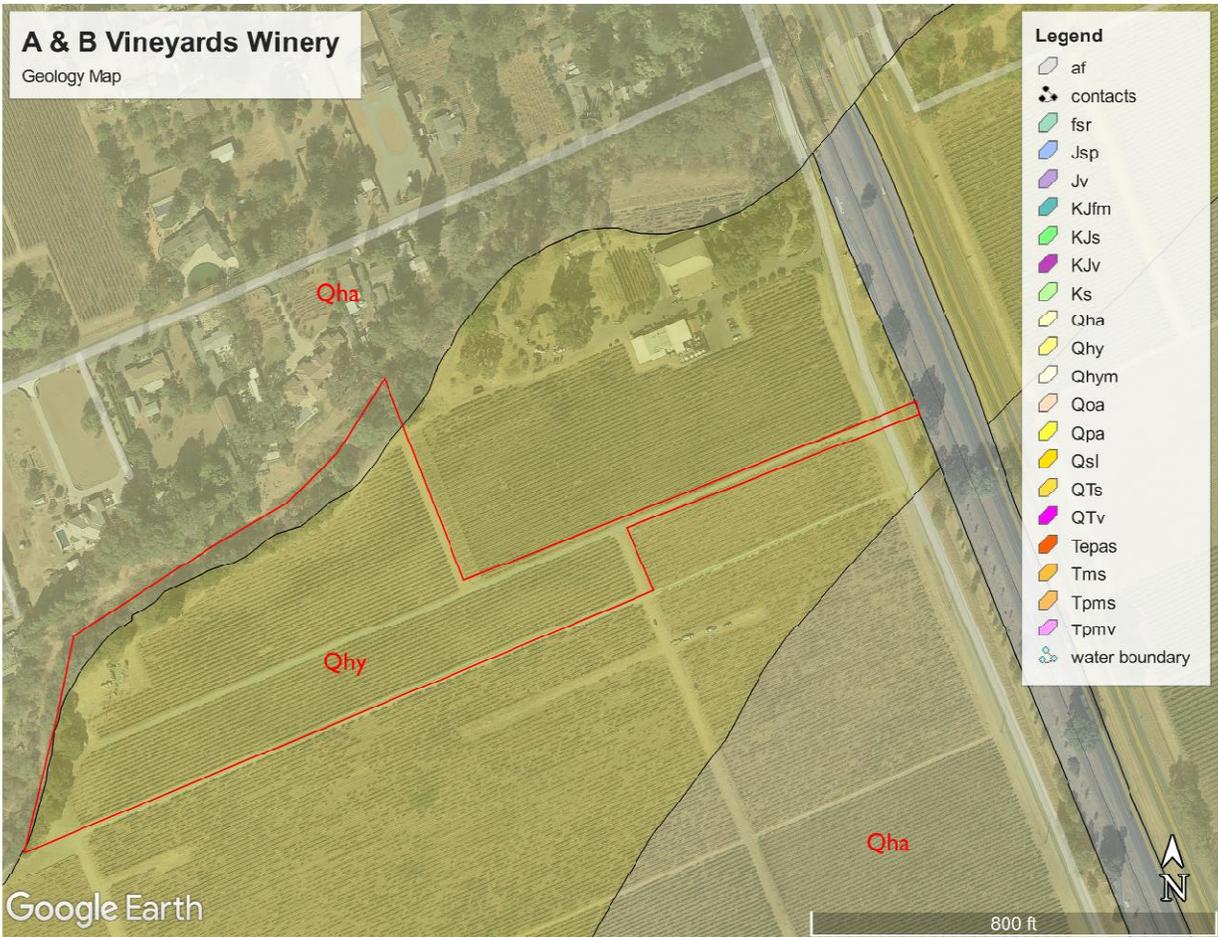


Figure 3: Geology Map Created with Google Earth Pro
(Source USGS Scientific Investigations Map 2918)

Since all groundwater extraction is from the Napa Valley Floor area we have evaluated the screening criteria associated with the Napa Valley Floor.

The parcel size is approximately 10.09 acres and therefore the water use screening criteria is calculated as follows:

WAA Guidance Document Water Use Screening Criteria = 10.09 acres x 1.0 acre-foot per acre per year

WAA Guidance Document Water Use Screening Criteria = 10.09 acre-feet per year

Reduced Water Use Screening Criteria = 10.09 acres x 0.3 acre-feet per acre per year

Reduced Water Use Screening Criteria = 3.03 acre-feet per year

Note that these threshold conservatively exclude any allowance associated with the Silenus Vintners property.

ANALYSIS

The total Estimated Water Use for existing conditions for both parcels combined (9.33 ac-ft/yr) and proposed conditions (9.74 ac-ft/yr) are both less than the WAA Water Use Screening Criteria (10.09 ac-ft/yr) and both are more than the Reduced Water Use Screening Criteria (3.03 ac-ft/yr).

Since the existing property water use is already above the Reduced Water Use Screening Criteria the project must comply with the no net increase criteria and the proposed water use must be the same or less than the current water use (9.33 ac-ft/yr).

RECOMMENDATIONS

In order to comply with the established 9.33 ac-ft/yr threshold the proposed project must reduce water use at the A & B Vineyards LLC Winery from the estimated 4.38 ac-ft/yr by 0.41 ac-ft/yr feet per year to match existing water use conditions. This can be done by implementing a process wastewater treatment and recycling system to offset vineyard and landscaping irrigation demand. Up to 0.97 ac-ft/yr can be reclaimed by this method and only 0.41 ac-ft/yr of offset is needed. The revised water use estimates utilizing a 0.41 ac-ft/yr offset are outlined below:

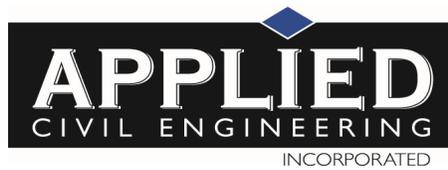
Table 2: Estimated Groundwater Demand With Process Wastewater Recycling

	Existing (ac-ft/yr)	Proposed (ac-ft/yr)
Residential	0	0
Winery	2.77	3.18
Vineyard Irrigation	6.00	6.00
Landscape Irrigation	0.56	0.56
Irrigation Offset Using Recycled Process Water	0	-0.41
Total	9.33	9.33

CONCLUSION

The project complies with the WAA Water Use Screening Criteria of 1.0 acre foot per acre per year of groundwater use but this criteria has been superseded by a new Reduced Water Use Screening Criteria. The groundwater extraction on the property is currently more than the Reduced Water Use Screening Criteria of 0.3 acre-feet per year and therefore the proposed project must not increase water use beyond current levels. By implementing the recommendations outlined above and re-using winery process wastewater for irrigation the proposed project complies with the Napa County's current requirements. A Tier 2 Analysis is not required according to the WAA – Guidance Document and current practice since no increase of groundwater use is associated with this project. A separate Tier 3 Analysis has been prepared by Richard Slade and Associates to address the well's proximity to Dry Creek, a mapped significant stream.

APPENDIX I: Water Use Estimate Supporting Calculations



**A&B Vineyards Winery
Groundwater Use Estimate**

	Estimated Water Use (Acre-Feet / Year)	
	Existing	Proposed
Residential Water Use		
Primary Residence ⁽¹⁾ - Not Applicable	0.000	0.000
Pool ^(1A) - Not Applicable	0.000	0.000
Second Dwelling Unit - Not Applicable	0.000	0.000
Guest Cottage - Not Applicable	0.000	0.000
Total Residential Domestic Water Use	0.000	0.000
Winery Domestic & Process Water Use		
Winery - Daily Visitors ⁽²⁾⁽³⁾	0.050	0.114
Winery - Events with Meals Prepared Onsite ⁽²⁾⁽⁴⁾	0.000	0.000
Winery - Events with Meals Prepared Offsite ⁽²⁾⁽⁵⁾	0.003	0.009
Winery - Employees ⁽²⁾⁽⁶⁾	0.067	0.084
Winery - Event Staff ⁽²⁾⁽⁶⁾	0.001	0.003
Winery - Process ⁽²⁾⁽⁷⁾	0.645	0.968
Total Winery Water Use	0.767	1.178
Irrigation Water Use		
Lawn ⁽⁸⁾	0.000	0.000
Other Landscape ⁽⁹⁾	0.200	0.200
Vineyard - Irrigation ⁽¹⁰⁾	3.000	3.000
Vineyard - Frost Protection - Not Applicable	0	0
Vineyard - Heat Protection - Not Applicable	0	0
Total Irrigation Water Use	3.200	3.200
Total Combined Water Use	3.97	4.38

Estimates per Napa County Water Availability Analysis - Guidance Document, May 12, 2015 unless noted

⁽¹⁾0.5 to 0.75 ac-ft/yr for Primary Residence, includes some landscaping per Napa County WAA Guidance Document

^(1A)0.1 ac-ft/yr for pool without cover per Napa County WAA Guidance Document

⁽²⁾ See attached Winery Production, Guest, Employee and Event Staff Statistics

⁽³⁾ 3 gallons of water per guest per Napa County WAA Guidance Document

⁽⁴⁾ 15 gallons of water per guest per Napa County WAA - Guidance Document

⁽⁵⁾ 5 gallons of water per guest used because all food preparation, dishwashing, etc. to occur offsite

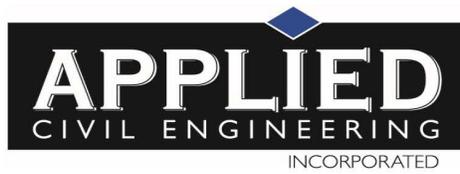
⁽⁶⁾ 15 gallons per shift per Napa County WAA - Guidance Document

⁽⁷⁾2.15 ac-ft/yr per 100,000 gallons wine per Napa County WAA - Guidance Document

⁽⁸⁾0.1 ac-ft/yr per 1,000 sf of lawn per Napa County WAA - Guidance Document - 0 sf lawn

⁽⁹⁾Estimate provided by Landscape Architect based on planting design

⁽¹⁰⁾ 0.5 ac-ft/ac/yr per Napa County WAA - Guidance Document - 6+/- acres of vineyard



A&B Vineyards Winery

Existing Winery Production, Visitor, Employee & Event Staff Statistics

Winery Production⁽¹⁾ 30,000 gallons per year

Tours and Tastings by Appointment⁽¹⁾

Monday through Thursday	15 guests max per day	
Friday through Sunday	15 guests max per day	
Total Guests Per Year		5,460

Events - Meals Prepared Offsite⁽¹⁾

7 per year	30 guests max	210
0 per year	0 guests max	0
0 per year	0 guests max	0
Total Guests Per Year		210

Events - Meals Prepared Onsite⁽¹⁾

0 per year	0 guests max	0
0 per year	0 guests max	0
0 per year	0 guests max	0
Total Guests Per Year		0

Winery Employees⁽²⁾

4 employees	1 shift per day	
Total Employee Shifts Per Year		1,460

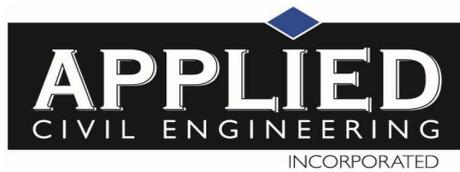
Event Staff⁽³⁾

7 per year, 30 guests	3 event staff	21
0 per year, 125 guests	0 event staff	0
0 per year, 0 guests	0 event staff	0
Total Event Staff Per Year		21

⁽¹⁾ Winery production, tours and tasting and event guest statistics per Winery Use Permit Modification Application

⁽²⁾ Employee counts per Winery Use Permit Application

⁽³⁾ Assumes 1 event staff per 10 guests (in addition to regular winery employees)



A&B Vineyards Winery

Proposed Winery Production, Visitor, Employee & Event Staff Statistics

Winery Production⁽¹⁾ 45,000 gallons per year

Tours and Tastings by Appointment⁽¹⁾

Monday through Thursday	34 guests max per day	
Friday through Sunday	34 guests max per day	
Total Guests Per Year		12,376

Events - Meals Prepared Offsite⁽¹⁾

12 per year	30 guests max	360
2 per year	125 guests max	250
0 per year	0 guests max	0
0 per year	0 guest max	0
Total Guests Per Year		610

Events - Meals Prepared Onsite⁽¹⁾

0 per year	0 guests max	0
0 per year	0 guests max	0
0 per year	0 guests max	0
Total Guests Per Year		0

Winery Employees⁽²⁾

5 employees	1 shift per day	
Total Employee Shifts Per Year		1,825

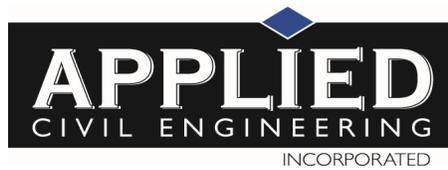
Event Staff⁽³⁾

12 per year, 30 guests	3 event staff	36
2 per year, 125 guests	13 event staff	26
0 per year, 0 guests	25 event staff	0
0 per year, 0 guests	50 event staff	0
Total Event Staff Per Year		62

⁽¹⁾ Winery production, tours and tasting and event guest statistics per Winery Use Permit Modification Application

⁽²⁾ Employee counts per Winery Use Permit Modification Application

⁽³⁾ Assumes 1 event staff per 10 guests (in addition to regular winery employees)



**Silenus Vintners Winery
Groundwater Use Estimate**

	Estimated Water Use (Acre-Feet / Year)	
	Existing	Proposed
Residential Water Use		
Primary Residence ⁽¹⁾ - Not Applicable	0.000	0.000
Pool ^(1A) - Not Applicable	0.000	0.000
Second Dwelling Unit - Not Applicable	0.000	0.000
Guest Cottage - Not Applicable	0.000	0.000
Total Residential Domestic Water Use	0.000	0.000
Winery Domestic & Process Water Use		
Winery - Daily Visitors ⁽²⁾⁽³⁾	0.235	0.235
Winery - Events with Meals Prepared Onsite ⁽²⁾⁽⁴⁾	0.000	0.000
Winery - Events with Meals Prepared Offsite ⁽²⁾⁽⁵⁾	0.026	0.026
Winery - Employees ⁽²⁾⁽⁶⁾	0.185	0.185
Winery - Event Staff ⁽²⁾⁽⁶⁾	0.008	0.008
Winery - Process ⁽²⁾⁽⁷⁾	1.548	1.548
Total Winery Water Use	2.001	2.001
Irrigation Water Use		
Lawn ⁽⁸⁾	0.000	0.000
Other Landscape ⁽⁸⁾	0.360	0.360
Vineyard - Irrigation ⁽⁹⁾	3.000	3.000
Vineyard - Frost Protection - Not Applicable	0	0.000
Vineyard - Heat Protection - Not Applicable	0	0.000
Total Irrigation Water Use	3.360	3.360
Total Combined Water Use	5.36	5.36

Estimates per Napa County Water Availability Analysis - Guidance Document, May 12, 2015 unless noted

(1) All residential water supplied by City of Napa according to owner.

(1A) 0.1 ac-ft/yr for pool without cover per Napa County WAA Guidance Document

(2) See attached Winery Production, Guest, Employee and Event Staff Statistics

(3) 3 gallons of water per guest per Napa County WAA Guidance Document

(4) 15 gallons of water per guest per Napa County WAA - Guidance Document

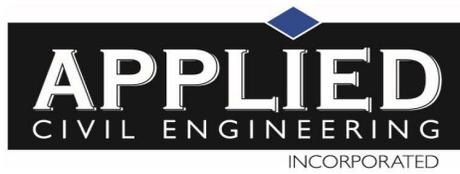
(5) 5 gallons of water per guest used because all food preparation, dishwashing, etc. to occur offsite

(6) 15 gallons per shift per Napa County WAA - Guidance Document

(7) 2.15 ac-ft/yr per 100,000 gallons wine per Napa County WAA - Guidance Document

(8) 0.5 ac-ft/yr per 100,000 gallons wine per Napa County WAA - Guidance Document

(9) 0.5 ac-ft/ac/yr per Napa County WAA - Guidance Document - 6+/- acres of vineyard



Silenus Vintners

Existing Winery Production, Visitor, Employee & Event Staff Statistics (No Change Proposed)

Winery Production⁽¹⁾ 72,000 gallons per year

Tours and Tastings by Appointment⁽¹⁾

Monday through Thursday	70 guests max per day	
Friday through Sunday	70 guests max per day	
Total Guests Per Year		25,480

Events - Meals Prepared Offsite⁽¹⁾

Total Guests Per Year		1,680
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Events - Meals Prepared Onsite⁽¹⁾

0 per year	0 guests max	0
0 per year	0 guests max	0
0 per year	0 guests max	0
Total Guests Per Year		0

Winery Employees⁽²⁾

11 employees	1 shift per day	
Total Employee Shifts Per Year		4,015

Event Staff⁽³⁾

Total Event Staff Per Year		168
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⁽¹⁾ Winery production, tours and tasting and event guest statistics per Napa County Winery Database

⁽²⁾ Employee counts per Napa County Winery Database

⁽³⁾ Assumes 1 event staff per 10 guests (in addition to regular winery employees)



REVISED MEMORANDUM

July 8, 2025

RCS Job No. 821-NPA01

To: A & B Vineyards LLC
c/o Mr. Steve Contursi
Sent via email: steve@arrowandbranch.com

CC: Mr. Mike Muelrath of Applied Civil Engineering
Sent via email: mike@appliedcivil.com
&
Ms. Donna Olford of Plans4Wine
Sent via email: dboldford@aol.com

From: Anthony Hicke and Edward Linden
Richard C. Slade & Associates LLC (RCS)

Re: Revised Results of Tier 3 Napa County Water Availability Analysis for a
Winery Use Permit Modification at the A & B Vineyards Property
Napa County APN 034-190-040
5125 Solano Avenue, Napa County, CA

Executive Summary

Arrow & Branch Vineyards is applying for a Winery Use Permit Modification for the subject property, and a Tier 3 Water Availability Analysis (WAA) is required for the proposed project. A Tier 3 WAA is required because the subject project is supplied with groundwater from a well (the Project Well) that is within 1,500 feet of a portion of Dry Creek that has been identified by the County as a "Significant Stream". Napa County personnel have also requested that the subject Tier 3 WAA also consider the onsite Easement Well. Groundwater accessible to the Project Well and the Easement Well is not hydraulically connected to the proximal portion of Dry Creek. This lack of connection is demonstrated by several factors, including:

- Recent available groundwater depth measurements in the Project Well and the Easement Well have been much lower in elevation than the bed elevation of Dry Creek near these wells, despite water in the Creek frequently being present.
- The Project Well is constructed with a deep surface seal and a screen depth that begins below the bottom of the entire alluvial aquifer system, whereas the Easement Well is constructed with a shallower surface seal and all of its screens below the shallow alluvial aquifer system. Between the bed of Dry Creek and the deeper aquifer materials accessible to these wells, multiple low permeability strata exist. These low permeability strata provide a natural separation, or impediment, between the creek and the aquifers accessed by the onsite wells; this results in a disconnection of these aquifers from the overlying shallow sediments upon which the creek flows. Pumping of the Project Well for the proposed project or pumping of the Easement Well for the uses of its water will thus not impact surface water flow in the proximal portions of Dry Creek, because surface water in Dry Creek is hydrogeologically disconnected from



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groundwater accessible to the Project Well and the Easement Well in the vicinity of the subject property.

- Pumping of the Project Well and the Easement Well will also not directly influence flows in the proximal portion of Dry Creek because:
 - 1) surface and subsurface data collected by others (LSCE, 2016 & 2022) demonstrate that groundwater in the deeper portion of the alluvial aquifer system and deeper formations is not directly connected to overlying surface water flows in Dry Creek;
 - 2) additional low-permeability strata exist above and below the lowest screened section of a nearby groundwater monitoring well, and above the screened sections of the Project Well and the Easement Well; and
 - 3) the Project Well and the Easement Well, as constructed, can only extract groundwater from earth materials beneath most, if not all, of those additional low-permeability strata.

According to the WAA Guidance document (Napa County, 2015), the Tier 3 analysis has been satisfied because a lack of hydraulic connection has been demonstrated between the Project & Easement Wells and the Significant Stream within 1,500 feet (ft) of these wells.

Introduction

This Memorandum presents the key findings and conclusions by Richard C. Slade & Associates LLC, Consulting Groundwater Geologists (RCS) regarding a Tier 3 Water Availability Analysis (WAA) for a proposed Winery Use Permit Modification at the A & B Vineyards Property, on the parcel identified by Napa County Assessor's Parcel Number (APN) 034-190-040 (referred to herein as the "subject parcel". The parcel boundaries presented herein were derived from publicly available parcel data (Napa County, 2024b). This Memorandum has been prepared to evaluate the effects, if any, that pumping the Project Well or the Easement Well might impart on surface water flows in the nearby Significant Stream.

Background

RCS prepared this document to provide conformance with Napa County Tier 3 WAA requirements (Napa County, 2015 & 2024a) following a 2022 Tier 1 WAA report prepared by the project engineer, Applied Civil Engineering Incorporated (ACE). ACE prepared that Tier 1 WAA to facilitate acquisition of a Winery Use Permit Modification for the permitted onsite winery, titled "Tier 1 Water Availability Analysis for the A & B Vineyards LLC Winery Use Permit Modification", dated January 6, 2022 (ACE, 2022). Although RCS relied on data contained within the Tier 1 WAA by ACE for the subject Tier 3 WAA Memorandum, RCS does not opine herein on that Tier 1 WAA work by ACE, and RCS does not augment or confirm that Tier 1 WAA work.

A Tier 3 WAA is required for the subject Use Permit Modification because the Project Well that will be used to supply groundwater to the subject winery lies within a County-defined Significant Stream 1,500-foot buffer area (PBES & LSCE, 2023b). Another active water well exists onsite, referred to herein as the Easement Well. RCS understands that groundwater extracted from the Easement Well is solely provided to an adjacent parcel. Groundwater pumped from the Easement Well is not currently used to meet any onsite demands, and it will not be used to meet any onsite



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demands in the future. However, Napa County personnel have requested that the Easement Well also be considered in the subject Tier 3 WAA.

Description of Subject Property

Figure 1, “Regional Map” shows the subject property on a small scale basemap of the area. Key features shown in the view of Figure 1 include the boundary of the subject parcel (Napa County, 2024b), the location of the Project Well, the location of the Easement Well, the State Department of Water Resources Bulletin 118 boundary of the local groundwater basin (DWR, 2021a), the locations of County-identified Significant Streams (PBES & LSCE, 2023a), and the 1,500-foot (ft) buffers around County-identified Significant Streams (PBES & LSCE, 2023b). The 1,500-ft Significant Stream buffer that encompasses the subject property was generated by the County around Dry Creek. Surface water in the portion of Dry Creek near the subject property flows, when present, along a northeasterly path towards the confluence with Hopper Creek. Near that junction, Dry Creek gradually curves southward until it ultimately discharges into the Napa River, more than two miles downstream from the Project & Easement Wells.

Figure 2, “Property Map”, and Figure 3, “Geologic Map”, show several of the same data depicted on Figure 1, with some additional features that include: the approximate locations of several known or possible nearby offsite wells owned by others with available driller’s logs; the location of a nested monitoring well associated with the Napa Valley Subbasin GSP (Groundwater Sustainability Plan) (LSCE, 2022); a nearby stream gaging station on Dry Creek for which data are available from Napa OneRain (Contrail, 2024); the alignment of a hydrogeologic cross section prepared by RCS for this Memorandum; and the alignments of two geologic cross sections prepared by others (LSCE & MBK, 2013; LSCE, 2022) that were used for reference, but not reproduced herein. The known and possible offsite wells with driller’s logs shown on these Figures were identified based on various sources, including a search of available records on the Napa County electronic document retrieval website (PBES, 2024). Among the documents used to help locate these known and possible offsite wells were State Well Completion Reports (WCRs, or “driller’s logs”), Napa County driller’s logs, and Napa County well permits.

Creek Flow Characteristics

RCS reviewed detailed data records found on the Napa OneRain website (Contrail, 2024) for flows in Dry Creek that occurred between April 2013 and May 2024. These flows were recorded by a stream gaging station known as “Dry Creek at Hwy 29” that is located about 2,100 ft northeast of the Project Well, where Dry Creek flows under State Highway 29. Twelve years¹ of flow data (May 2013 – April 2024) are summarized on Figure 4, below. The percentages shown atop each data column in Figure 4 represent the proportion of average annual flow that occurred during a given month, on average, during the period of record.

¹ Incomplete months at the beginning (April 2013) and end (May 2024) of the period of record are not included in the summarized data shown on Figure 4.



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Figure 4: Average Monthly Flow in Dry Creek at Highway 29 (May 2013 - April 2024)

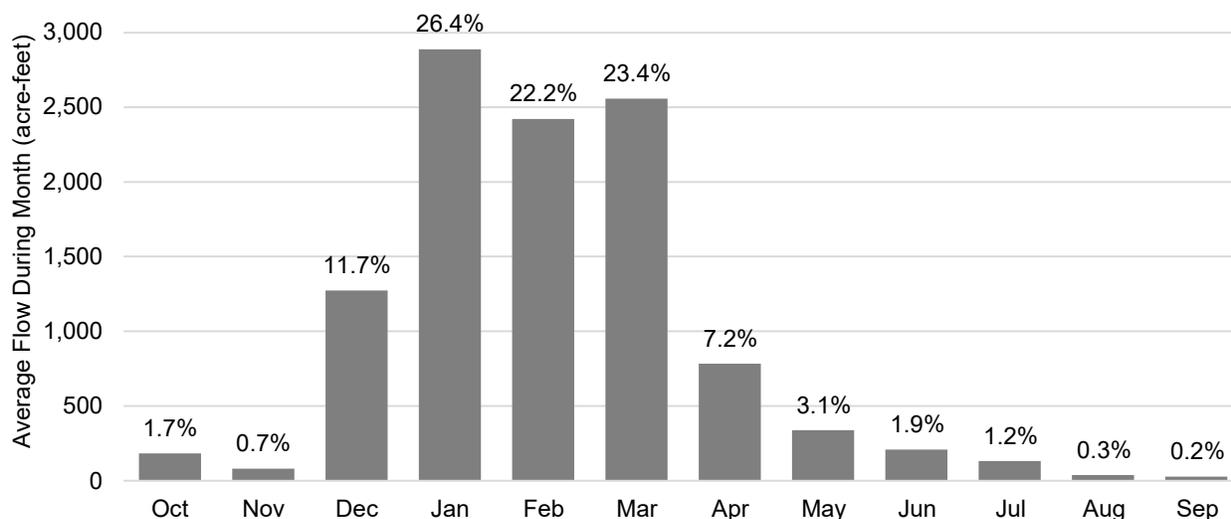


Figure 4 demonstrates that the vast majority of flow (nearly 84%) in Dry Creek near the subject property tends to occur between December and April, coinciding with the strong seasonality of regional precipitation. It is important to note that this section of the creek is shown as “intermittent” in the National Hydrographic Dataset (USGS, 2023). Therefore, while Figure 4 above shows that, on average, minor flows have occurred in Dry Creek in the summer and fall, the Creek is generally expected to be dry (not flowing) during the drier months of any given year. Significant flow was observed in the creek near the Project Well and the Easement Well by an RCS geologist during the March 19, 2024, visit to the subject property. However, only ponded water was reported in the creek near these wells by ACE personnel during their July 7, 2025, visit to the subject property.

Hydrogeology

Hydrogeologic Setting

Groundwater basin boundaries in California are defined and designated by the State Department of Water Resources (DWR) in data found in their Bulletin 118, “California’s Groundwater” (2021a). Those DWR groundwater basin boundaries are the same as those used to define groundwater basin boundaries for the purposes of Groundwater Sustainability Plan (GSP) preparation for basins throughout the State, including for the Napa Valley Subbasin (LSCE, 2022). The entire subject property, including the location of the Project & Easement Wells, is within the boundaries of the Napa-Sonoma Valley Subbasin, which is a subbasin of the Napa-Sonoma Valley Groundwater Basin (see Figure 1).

A regional geologic map by Wagner & Gutierrez (2017) is available from the California Geological Survey (CGS) and was adapted to create Figure 3. As shown on Figure 3, most of the ground surface of the subject property, including the locations of the Project Well and the Easement Well, was mapped by others as younger Alluvial Fan Deposits (Qhfy). The other geologic units at ground surface within the boundary of the subject property are Stream Channel Deposits (Qhc) and older Alluvial Fan Deposits (Qhf). Qhc deposits are often found along the beds of active alluvial stream channels, as they are within the subject property. Qhf are located to the northwest



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of the Qhc deposits at ground surface, horizontally separating the more westerly volcanics within the map area from the Qhc deposits.

Interpreted to underlie the alluvial deposits beneath the subject property, but not shown in the surficial mapping of Wagner & Gutierrez (2017), is a deposit of sands and clays likely derived from reworked volcanic ash (Tss/h) associated with the Sonoma Volcanics (LSCE, 2016). LSCE & MBK (2013) describe Tss/h as a “sedimentary rock” that is comprised of “Sand & Clay”; this unit is shown on Cross Section D-D’ of LSCE & MBK, and on Cross Section 2A-2A’ of LSCE (2022).

In the higher elevation western portion of the Figure 3 map area, various rocks of the Sonoma Volcanics have been mapped at ground surface separated from the subject property by several northerly trending geologic faults associated with the West Napa fault zone. These rocks are shown as Andesite Flow Breccia of Stags Leap (Psvbsl) in the highest-elevation, most western portion of the map area, and Rhyolite to Dacite Flows and Tuff (Tsvr) immediately east of the Psvbsl exposure. Tsvr is interpreted to directly underlie the Tss/h deposits proximal to and beneath the subject property. At great depth beneath Tsvr, geologically ancient basement rocks of Cretaceous to Jurassic age are known to exist. However, none of the boreholes of the wells shown on Figure 5 (discussed further below) are likely to have encountered those basement rocks, and those ancient rocks are not shown on Cross Section D-D’ of LSCE & MBK or on Cross Section 2A-2A’ of LSCE (2022). Therefore, those geologically ancient rocks do not play a direct role in groundwater availability to either the Project Well or the Easement Well, and they are thus not discussed further herein.

Hydrogeologic Cross Section and Well Construction

Figure 5, “Cross Section A-A’”, a scaled schematic illustration, was created to show the subsurface hydrogeologic conditions along the alignment of the section, as interpreted by RCS. The alignment of Cross Section A-A’ can be viewed on Figures 2 & 3; this alignment was configured such that it passes through the Project Well and the mapped location of Dry Creek (LSCE & PBES, 2023a) along the shortest straight-line distance between the two. It was extended beyond these features so that additional information could also be included on Figure 5.

Hydrogeologic interpretations shown on Figure 5 were made, primarily, based on: the geologic mapping by others described above; Cross Section D-D’ in LSCE & MBK (2013; orange line on Figure 3) and Cross Section 2A-2A’ in Section 5 of the local GSP (LSCE, 2022; pink line on Figure 3); and RCS interpretation of the driller’s descriptions of drill cuttings reported on driller’s logs for the wells shown on Figure 5. The driller’s logs for the onsite wells were provided by ACE, whereas the driller’s logs for the offsite wells were acquired from DWR (2021b) and Napa County PBES (2024).

Figure 5 shows the locations and key construction details of several wells along Cross Section A-A’ (referred to as A-A’ herein) for which driller’s logs were available, including the onsite Project Well, the onsite Easement Well, and several nearby offsite wells. The wells shown on Figure 5 that did not directly intersect with the alignment of A-A’ were projected onto A-A’ at their respective ground surface elevations²; the distance and direction of projection are shown for each of those wells, as applicable. Figure 5 is also notated with several surface

² The datum for all of the elevations reported in this document is the North American Vertical Datum of 1988 (NAVD88).



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features that intersect with A-A', including: the nearby Significant Stream location as derived from the Napa County data set (PBES & LSCE, 2023a), the topographic low³ in which Dry Creek actually flows, and the subject property boundaries. The data source for the ground surface elevations on Figure 5 was a high-resolution digital elevation model (DEM) with a one-meter horizontal resolution (USGS, 2020b). Also shown on A-A' are the available water level depth measurements for the wells shown on the section, as derived from measurements shown on the respective driller's logs, from pumping test data for the Project Well, from the March 19, 2024, RCS site visit, and from the July 7, 2025, ACE site visit.

Review of driller's logs for the wells shown on Figure 5 revealed the presence of abundant fine-grained, low-permeability clay-rich deposits between the bed of Dry Creek and the deeper portion of Sonoma Volcanics (Tsvr) along A-A'. Those driller's logs are included in the Appendix to this Memorandum, with the fine-grained material interpretations highlighted thereon. RCS interprets these clay-rich, fine-grained deposits to comprise a substantial portion of the Qhfy, Qhf, and Tss/h deposits beneath the subject property. However, based on review of the driller's logs alone, it is difficult to accurately determine the contact depth between Qhfy, Qhf, and Tss/h for any of the wells shown on Figure 5. The lithologies of these three units are somewhat similar, and driller's log descriptions tend not to provide the detail or consistent descriptions of drill cuttings of the earth materials that are encountered in boreholes that are necessary for accurate interpretation. Fortunately, two nearby geologic cross sections by LSCE & MBK (2013) and LSCE (2022) are available (alignments shown on Figure 3), upon which the subsurface interpretations and subsurface contact patterns on Figure 5 were augmented; these two sections were used to help estimate a contact depth between the finer grained, shallower deposits and the deeper Tsvr materials. Furthermore, a detailed geologic log (LSCE, 2016) for the nearby monitoring well borehole that contains the GSP nested monitoring well completions "216s-swgw2" and "217d-swgw2" also supports the presence of abundant clay-rich deposits between the bed of Dry Creek and the underlying Tsvr materials. For example, in the borehole of the 216s-swgw2 and 217d-swgw2 completions, between the depths of 51 ft and 73.5 ft bgs (below ground surface), the geologic log by others shows the earth materials to be clays that are composed of ">95% medium plastic fines". In that same borehole, clay with at least 80% medium plastic fines was reported over the depth intervals of 7-16 ft bgs, 47-49.5 ft bgs, 73.5-77 ft bgs, 79-79.5 ft bgs, and 81-100 ft bgs. RCS synthesized data presented on those cross sections by others with the driller's logs for the wells shown on Figure 5 and the above-mentioned GSP monitoring well borehole log into the interpretations of subsurface materials by RCS that are discussed herein and shown on Figure 5.

The topmost screened section of the Project Well reportedly begins at a depth of 95 ft bgs (elevation of 17.13 ft NAVD88). This depth is well within the RCS-interpreted depth range of the volcanic materials along Section A-A', and nearly entirely within the deeper portion of the Sonoma

³ The alignment of Dry Creek in the Significant Streams dataset is approximately 56 ft farther from the Project Well along A-A' than the DEM-derived topographic low in which Dry Creek actually flows. Review of aerial imagery generally agrees with the DEM-derived alignment of Dry Creek near the subject property better than it does with the County's Significant Streams alignment of Dry Creek. Furthermore, the ground surface elevation of the Significant Streams location of Dry Creek along A-A' is about 14-ft higher than the elevation of the topographic low along A-A'. If the elevation comparisons presented herein were based on the elevation where A-A' intersects the Significant Streams version of Dry Creek, larger differences would result for these comparisons. To present a more conservative analysis, all elevation comparisons to Dry Creek have been made with respect to the topographic low along A-A', rather than to the elevation of the Significant Streams alignment (PBES & LSCE, 2023a) of Dry Creek along A-A'.



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Volcanics (Tsvr). As noted above, abundant fine-grained materials have been reported in the nearby alluvium and in the shallower portions of the volcanic sedimentary materials (Tss/h). Based on that relatively deep screen top-depth in the Project Well, its 50-ft deep sanitary seal, and the presence of low permeability strata between the bed of Dry Creek and the top of Tsvr beneath the subject property, Dry Creek is geologically “separated” from groundwater accessible to the Project Well.

The topmost screened section of the Easement Well reportedly begins at a depth of 40 ft bgs (elevation of 71.92 ft NAVD88). This depth is immediately above the RCS-interpreted contact between Qhf and Tss/h, but still below significant fine-grained deposits described in the boreholes of both the Easement Well and the nearby GSP monitoring wells. Based on the presence of low permeability sediments that exist between the bed of Dry Creek and the top of the shallowest screened section of the Easement Well, Dry Creek is geologically “separated” from groundwater accessible to the Easement Well.

Abundant fine-grained, clay-rich deposits exist in the Qhfy, Qhf, and Tss/h deposits that provide a separation between the groundwater accessible by the Project & Easement Wells, and any surface water that may be present in Dry Creek near the subject property. Dry Creek is not connected to groundwater accessible to the Project & Easement Wells because these onsite wells are primarily screened against (derive groundwater from) the deeper rocks of the Sonoma Volcanics (Tsvr), far below the overlying, vertically isolated shallow alluvial deposits over which Dry Creek flows. Thus, pumping of the Project Well for the project, or pumping of the Easement Well for the offsite demands that it provides, will not impact surface water flow in the proximal portions of Dry Creek, because surface water in Dry Creek is hydrogeologically disconnected to groundwater accessible to the Project & Easement Wells in the vicinity of the subject property.

Groundwater Levels

Review of the water levels that have been measured in the Project & Easement Wells, and their relationship to the elevation of the nearby creek bed, demonstrates further evidence in support of a hydraulic disconnect between groundwater accessible to these wells and surface flows in Dry Creek (see Figure 5). The water level data shown on Figure 5 were derived from the driller’s logs for the depicted wells, from water levels measured in the onsite wells by an RCS groundwater geologist during the site visit on March 19, 2024, and from water level measurements in the onsite wells by ACE during their July 7, 2025, visit to the subject property.

The elevation of the water level measured in the Project Well in March 2024 was 87 ft below the bed of Dry Creek along A-A’ (the “topographic low”), whereas the water level elevation preceding the post-construction pumping test in the Project Well reported for November 2020 was 72 ft below the bed of Dry Creek along A-A’. These measurements were made at the end of the wet season (March) and at the end of the dry season (November), respectively. ACE attempted to measure an additional water level in the Project Well during their July 2025 site visit, near the middle of the dry season. However, ACE were unable to obtain a measurement because an obstruction was encountered in the well at a depth of approximately 181 ft bgs (168 ft below the elevation of the bed of Dry Creek along A-A’) that prevented their manual water level sounder from contacting the groundwater surface in the well. Therefore, the water level in the Project Well on July 7, 2025, must have been more than 168 ft lower in elevation than the bed of Dry Creek along A-A’. Despite the differing hydrologic conditions under which the three available water level



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depth measurements were obtained, the water surface in the Project Well has consistently been much lower in elevation than the bed of Dry Creek along A-A', by at least 72 ft. If Dry Creek was hydraulically connected to the groundwater accessible to the Project Well, the elevation of the water in the well would be expected to be at or near the elevation of the Creek when the Creek was observed to be flowing, but that is not the case. Dry Creek was indeed observed to be flowing near the Project Well at the time of the March 2024 water level measurement, but only ponded water (i.e., no-flow conditions) was reported in Dry Creek by ACE during their July 2025 site visit. Thus, comparison of available water level data for the Project Well to the bed elevation of Dry Creek where it is intersected by A-A' shows that surface water in this portion of Dry Creek, when present, is disconnected from the groundwater accessible to the Project Well.

The first known water level measured in the Easement Well was obtained shortly after the well was completed, in June 1990, per the corresponding WCR. The elevation of that water level was 7 ft below the bed elevation of Dry Creek where it is intersected by A-A'. Creek flow observations are not available for that time, so a comparison with creek flow conditions is not possible. However, it is the experience of RCS that initial the post-construction water level reported on a WCR can be shallower than the actual static water level in the well, which may only be revealed after initial pumping development operations remove remnant drilling fluids and allow the water column in the well to equilibrate with the screened aquifer system(s). It is also likely that the regional groundwater level was much shallower in 1990 than under present conditions because of the voluminous groundwater extractions that have occurred regionally over the years. In contrast, the water level measured by the RCS geologist in March 2024 in the Easement Well was 154 ft below the bed elevation of Dry Creek. Similarly, the July 2025 water level in the Easement Well by ACE was 150 ft below the bed elevation of Dry Creek.

The elevation of the water level measured by the RCS geologist in March 2024 in the Easement Well was considerably deeper than the water level measured in the Project Well that day, whereas the July 2025 measurements by ACE revealed the opposite relationship between the water level elevations in these onsite wells. The causes for these water level differences between the onsite wells are not immediately apparent, but it is important to note that all of the recent water level measurements in the onsite wells have been far lower in elevation than the nearby bed of Dry Creek. The Project Well is screened from 95-535 ft bgs, whereas the Easement Well is screened over two separate intervals: from 40-50 ft bgs and from 140-340 ft bgs (see Figure 5). One possibility is that the differences in water levels between the onsite wells in both pairs of measurements were caused by recent pumping activity in the wells. For the March 2024 measurements, the Easement Well may have been pumped not long before the measurement was taken, whereas the Project Well may have been pumped not long before the July 2025 measurement was taken. For the July 2025 measurements, it is also possible that both the Project & Easement Wells had been pumped shortly before the measurements were made, thereby lowering the water levels in both wells. However, it is additionally possible that a confined portion of the Tsvr aquifer that is accessible to the Project Well, but not the shallower Easement Well, could produce the observed difference in water levels in March 2024, and that the piezometric surface of the portion of the Tsvr aquifer is penetrated by only the Project Well had fallen by the time of the July 2025 measurements.

Despite the considerable variation between the June 1990 and more recent (i.e., March 2024 and July 2025) water levels in the Easement Well, the Easement Well is effectively hydraulically disconnected from flows in Dry Creek because, as described by the well driller on the Easement



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Well's WCR, the upper 15 ft of the borehole were "clay". Furthermore, the available water level measurements in the Easement Well have consistently been lower in elevation than the nearby bed of Dry Creek; particularly so for the recent March 2024 and July 2025 measurements. Thus, based on water level elevation differences and the presence of fine-grained materials, groundwater accessible to the Easement Well is disconnected from surface water flows in Dry Creek.

Napa Valley Subbasin Groundwater Sustainability Plan

Groundwater/Surface Water Interactions

The Napa Valley Subbasin Groundwater Sustainability Plan (GSP) presents data and analysis regarding interactions between groundwater and surface water, evaluated at various locations along watercourses within and tributary to the Napa Valley (LSCE, 2022). One of the stations used by the local Groundwater Sustainability Agency (GSA) to monitor those interactions is a dual-completion nested monitoring well, referred to therein as "Site 2 at Dry Creek". The location of that nested monitoring well is shown on Figures 2 & 3 of this Memorandum as "216s-swgw2" and "217d-swgw2" for the shallow and deep completions, respectively.

According to the 2022 Napa Valley Subbasin GSP: "*Data collected from Site 2 at Dry Creek show groundwater levels in both the shallow and deep casings are below the stream thalweg elevation during a majority of the monitoring period, indicating this location as a predominantly perennially losing stream (Figure 6-15). The USGS has mapped Dry Creek as an intermittent stream, therefore, recharge to the groundwater system is likely to occur at this location during the periods that water is flowing at this site.*" (LSCE, 2022)

The section of Dry Creek proximal to the subject property is reported to be predominantly a losing stream relative to the alluvial aquifer system (LSCE, 2022), and a downward gradient from the shallow to deep completions was always present during the study period within the 80-ft portion of alluvium monitored by the wells at "Site 2 at Dry Creek".

Based on the detailed geologic logging of the borehole into which 216s-swgw2 and 217d-swgw2 were constructed, and on RCS's interpretation of several other driller's logs drilled proximal to the subject property (for wells shown on Figure 5) abundant fine-grained materials are present beneath the subject property. This is true in both the alluvial sediments (Qhfy and Qhf) and the underling Tss/h materials. These fine-grained materials likely act as aquitards, significantly reducing the potential for connectivity and vertical flow between surface water in Dry Creek and groundwater in the aquifer systems beneath the subject property. Monitoring data for the "Site 2 at Dry Creek" well completions in LSCE (2016 & 2022) demonstrates that Dry Creek is predominantly a losing stream, and those data demonstrate clear evidence of a disconnection between groundwater in the deeper alluvium accessed by "217d-swgw2" and groundwater in the shallower alluvium accessed by "216s-swgw2". In particular, temperature data on Figure 6-112 of the GSP show that the temperature of deeper alluvial groundwater does not apparently fluctuate, whereas the temperature of shallow alluvial groundwater appears to fluctuate slightly in response to the influence of surface water. Similarly, specific conductance data on Figure 4.6 of LSCE (2016) show likely influence of shallow alluvial groundwater by surface water, but little to no direct influence on deeper alluvial groundwater due to the effects of surface water.

Furthermore, according to the Napa County Groundwater Sustainability Annual Report – Water Year 2019: "*Given that most groundwater withdrawals in Napa Valley occur from depths greater*



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than 50 feet, the groundwater level data at Site 2 indicate how reductions in groundwater levels in deeper aquifer zones do not always result in equivalent water level reductions at the water table, where stream aquifer interactions can occur. Data collected at Site 2 show that this is true even at times of the year when the streambed is dry and groundwater recharge is not occurring along the stream.” LSCE (2020)

The bottom-depth of the screened section of the deeper nested well completion at “Site 2 at Dry Creek” only extends to a depth of 81 ft (elevation of 22.4 ft NAVD88), which is shallower than the top-elevation of the uppermost screen section of the Project Well (17.1 ft NAVD88), although it is deeper than the top-elevation of the uppermost screened section of the Easement Well (71.9 ft NAVD88). Furthermore, no portion of the screened section of the Project Well is set against alluvial materials (i.e., Qhc, Qhfy, Qhf), and very little, if any, of the screened section of the Easement Well is set against alluvial materials. In contrast, the entire screened section of “217d-swgw2” is reportedly within alluvial materials. Pumping of the Project & Easement Wells will therefore not directly influence flows in the proximal portion of Dry Creek because: 1) the data in LSCE (2016 & 2022) demonstrate that the deeper portion of the alluvial aquifer system is never directly connected to overlying surface water flows in Dry Creek; 2) additional low-permeability strata exist above and below the screened sections of “217d-swgw2”, and above the screened sections of the Project & Easement Wells; and 3) the Project & Easement Wells can only extract groundwater from earth materials beneath most, if not all, of those additional low-permeability strata.

In the Napa Valley GSP (LSCE, 2022), a discussion of the potential hydraulic connection between groundwater and creeks within and tributary to the Napa Valley is presented, as simulated by computer modeling. Figure 6-123b therein shows the “average annual hydraulic connection” of various watercourses in the region. On that Figure, the portion of Dry Creek near the subject property is shown to possibly undergo up to “> 13 weeks – 26 weeks” of average annual hydraulic connectivity, suggesting that surface water flows in this portion of Dry Creek may be connected to underlying shallow groundwater within the alluvial aquifer for up to 50% of the year. However, other evidence and discussion by LSCE in the GSP help to clarify that the connection is to shallower alluvial deposits only, and that a connection does not extend to deeper alluvial and Sonoma Volcanics deposits below the shallow alluvium. As discussed above, the screened sections of the Project & Easement Wells are disconnected from the shallow alluvium that LSCE (2016 & 2022) showed to be seasonally connected to the overlying surface water in Dry Creek. This is yet another piece of evidence that shows how the groundwater accessible to the Project & Easement Wells is disconnected from surface water flows in Dry Creek in the vicinity of the subject property.

As demonstrated above, both water level data and geologic data support the assertion that surface water flow in the portion of Dry Creek that is proximal to the subject property is hydraulically disconnected from the relatively deep groundwater accessible to the Project & Easement Wells. As shown on the Figure F-2 “Decision Tree” in the County’s WAA Guidance Document (Napa County, 2015), and as described in the Guidance Document text, the “Groundwater/Surface Water Evaluation is complete”, because the Project & Easement Wells are not hydraulically connected to surface water(s).



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Conclusion

Groundwater accessible to the Project & Easement Wells is not hydraulically connected to, and will not directly affect surface water flows in, the proximal portion of Dry Creek. This lack of connection is demonstrated by several factors, including:

- Available groundwater depth measurements in the Project Well have been at least 72 ft lower in elevation than the bed of Dry Creek, as measured along Cross Section A-A'. In March 2024, despite flow being present in the proximal portion of Dry Creek, the water level in the Project Well was 89 ft below the bed of the creek. In July 2025, the water level in the Project Well was more than 168 ft lower in elevation than the bed of Dry Creek, and ponded water was present in the nearby portion of the creek.
- Available groundwater depth measurements in the Easement Well have been at least 7 ft lower in elevation than the bed of Dry Creek, as measured along Cross Section A-A', and more recent water levels have been much deeper. In March 2024, despite flows being present in the proximal portion of Dry Creek, the water level in the Easement Well was 153 ft below the bed of the creek. In July 2025, the water level in the Easement Well was 150 ft below the bed of Dry Creek, and ponded water was present in the nearby portion of the creek.
- The Project Well is constructed with a 50-foot-deep surface seal and a screen depth that begins below the bottom of the alluvial aquifer system. Between the bed of Dry Creek and the deeper aquifer materials accessible to the Project & Easement Wells (primarily Tsvr), low permeability strata have been documented in, and inferred from, various data sources. Therefore, Dry Creek is not connected to groundwater accessible to the Project & Easement Wells. Pumping of the Project Well for the proposed project will not impact surface water flow in the proximal portions of Dry Creek because surface water in the creek is hydrogeologically disconnected from groundwater accessible to the Project Well in the vicinity of the subject property. Similarly, pumping of the Easement Well to meet its existing demands will not impact surface water flow in the proximal portions of Dry Creek because surface water in the creek is hydrogeologically disconnected from groundwater accessible to the Easement Well in the vicinity of the subject property.
- Pumping of the Project & Easement Wells will not directly influence flows in the proximal portion of Dry Creek because: 1) surface and subsurface data collected by others (LSCE, 2016 & 2022) demonstrate that groundwater in the deeper portion of the alluvial aquifer system (and therefore also the underlying earth materials) is not directly connected to overlying surface water flows in Dry Creek; 2) additional low-permeability strata exist above and below the screened sections of "217d-swgw2", and above the screened sections of the Project & Easement Wells; and 3) the Project & Easement Wells, as constructed, can only extract groundwater from earth materials beneath most, if not all, of those additional low-permeability strata.

According to the WAA Guidance document (Napa County, 2015), the Tier 3 analysis has been satisfied because a lack of hydraulic connection between the Project & Easement Wells and the Significant Stream within 1,500 feet of these wells has been demonstrated.



REVISED MEMORANDUM

Closure/Disclaimer

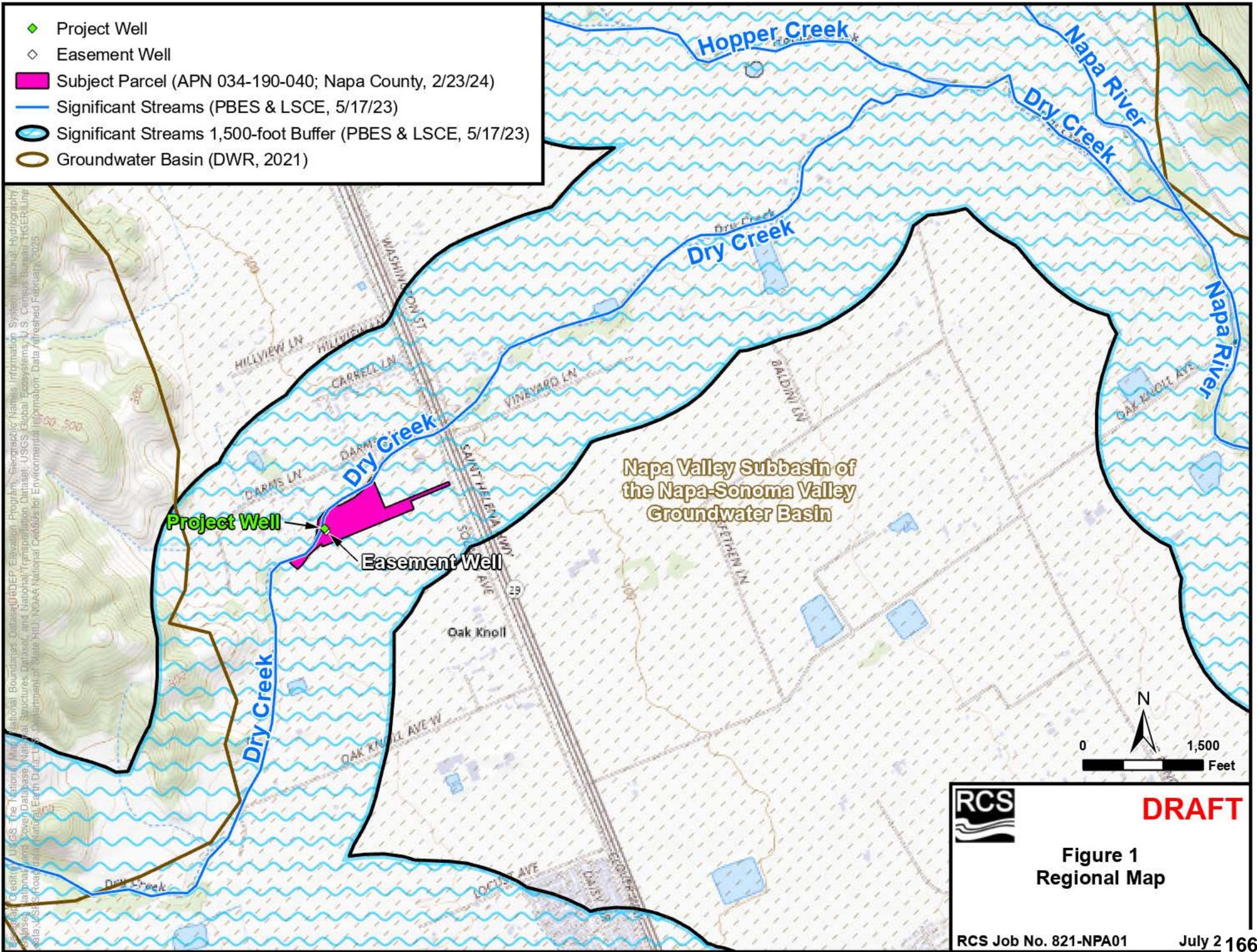
This Memorandum regarding a Tier 3 WAA for a Winery Use Permit Modification at the A & B Vineyards property located at 5125 Solano Avenue, in Napa County, CA (APN 034-190-040) has been prepared for A & B Vineyards and applies only to the evaluation of the subject property for the requirements discussed herein. This Memorandum has been prepared in accordance with the care and skill generally exercised by reputable professionals, under similar circumstances, and in this or similar localities. No other warranty, either express or implied, is made to the calculations, conclusions, or professional advice presented herein.



REVISED MEMORANDUM

References:

- ACE, 2022 (Applied Civil Engineering Inc.). *Tier I Water Availability Analysis for the A & B Vineyards LLC Winery Use Permit Modification*. Located at: 5215 Solano Avenue Napa, CA 94558 Napa County APN 034-190-040. Prepared for: A&B Vineyards LLC. January 6, 2022.
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<https://www.arcgis.com/home/item.html?id=8f3927797b6f490c89a8b07778dfed6f>
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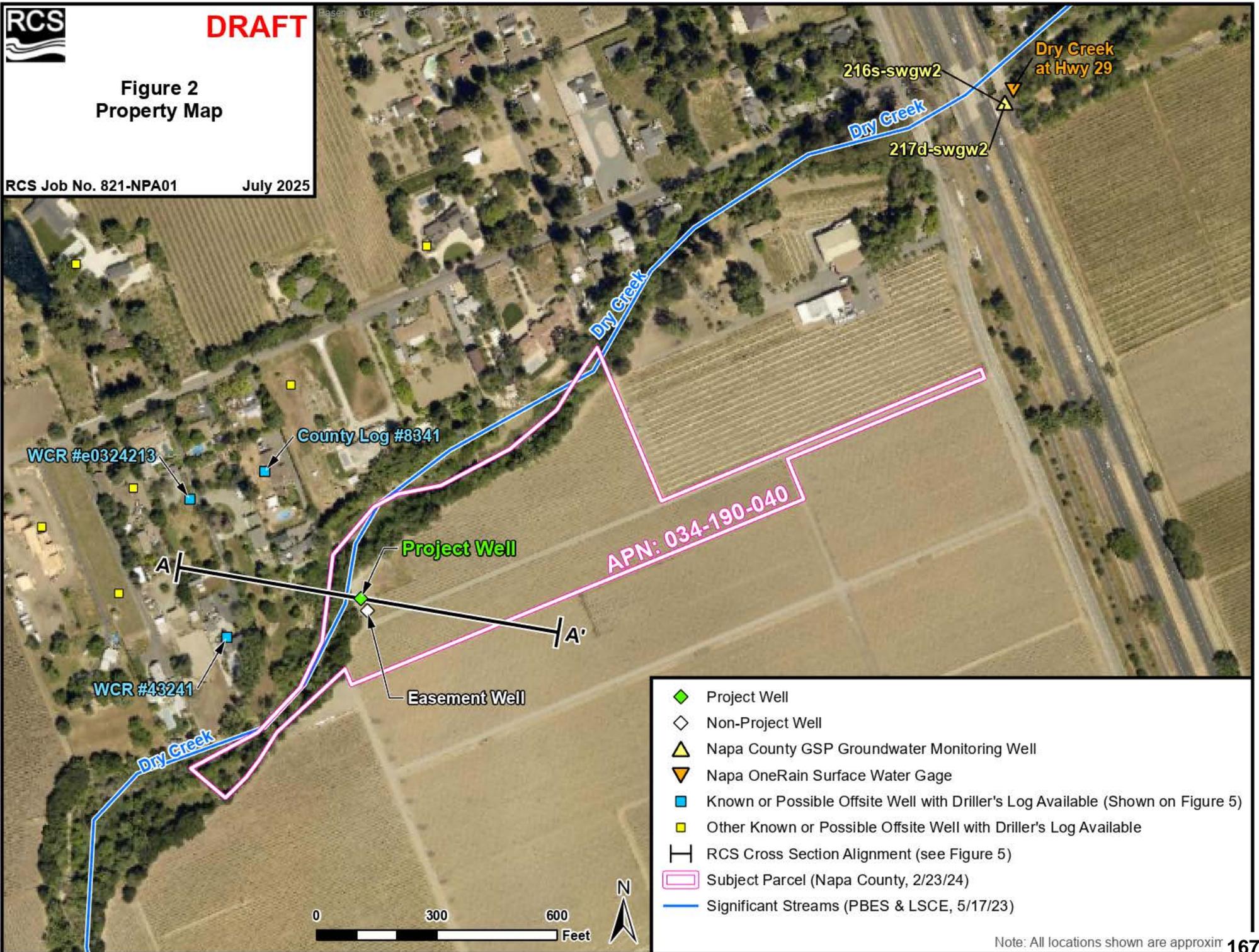


DRAFT

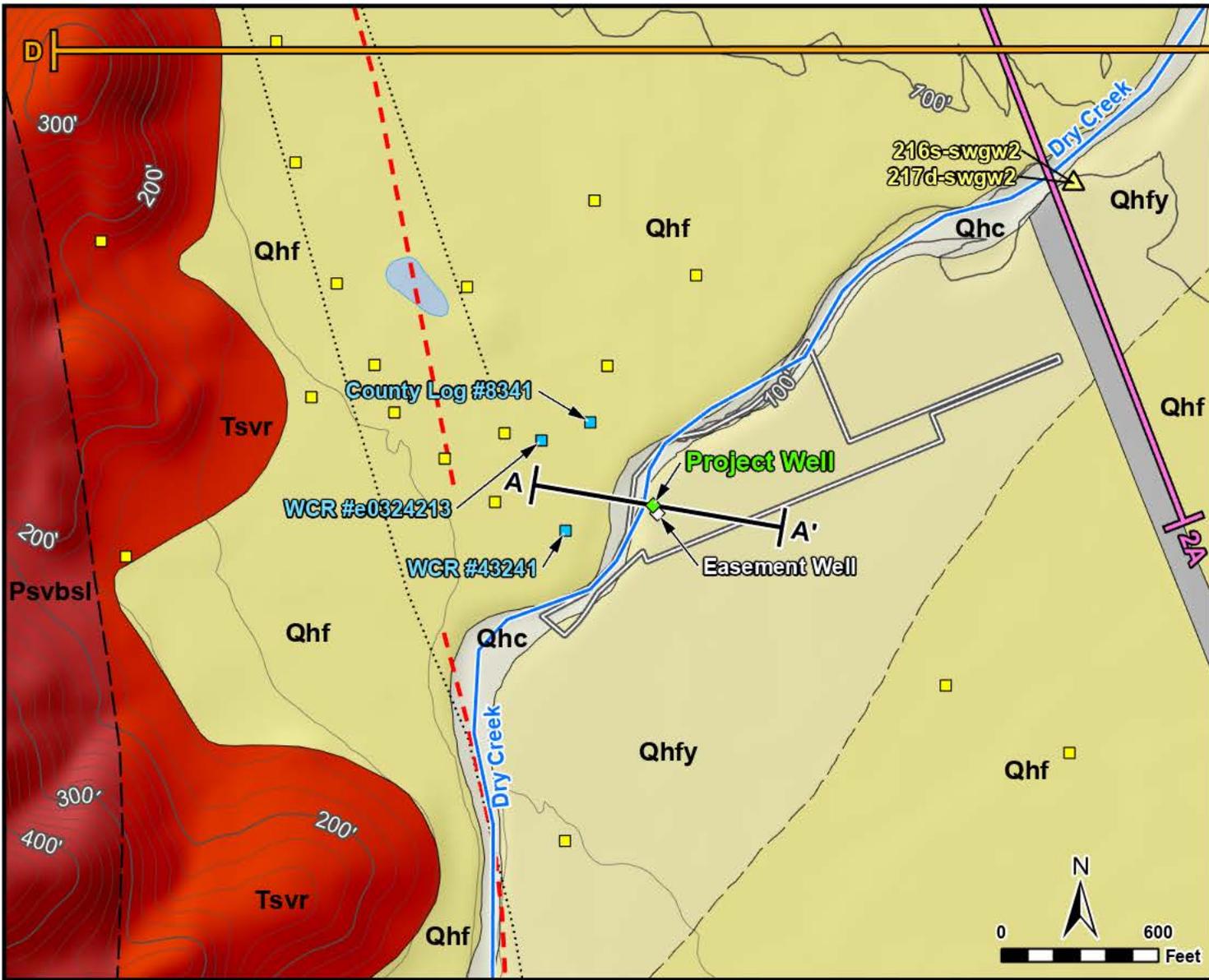
Figure 2 Property Map

RCS Job No. 821-NPA01

July 2025



Note: All locations shown are approxi **167**



GEOLOGIC LEGEND

Alluvial Deposits

- Qhc Stream channel deposits (late Holocene)
- Qhfy Alluvial fan deposits (latest Holocene)
- Qhf Alluvial fan deposits (Holocene)

Sonoma Volcanics

- Psvbsl Andesite flow breccia of Stags Leap (Pliocene)
- Tsvr Rhyolite to dacite flows and tuff (Pliocene, Miocene)

- Geologic contact, approximately located
- Geologic contact, certain
- - - Fault, approximately located
- Fault, concealed
- Quaternary Faults (USGS, 2020c)
- - - Moderately constrained location
- Elevation Contours (Derived from USGS DEM, 2020a)
- 100-foot Contour (NAVD 88)
- 20-foot Contour (NAVD 88)

Geologic map adapted from: Wagner, D.L., & Gutierrez, C.I. (2017). Preliminary Geologic Map of the Napa and Bodega Bay 30' x 60' Quadrangles, California. California Geological Survey.

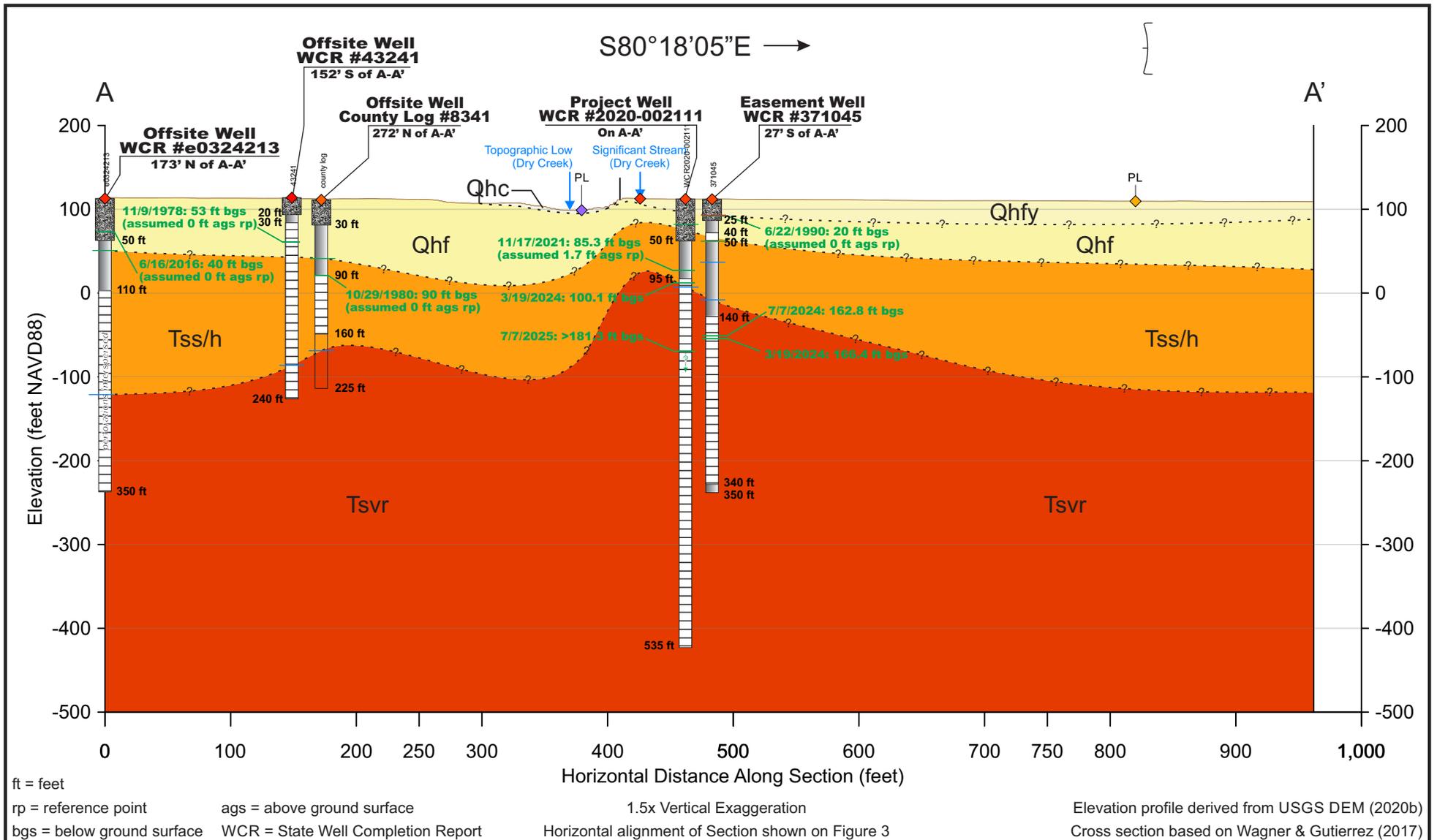
- ▲ Napa County GSP Groundwater Monitoring Well
- H Approximate Cross Section Alignment (LSCE & MBK, 2013)
- H Approximate Cross Section Alignment (LSCE, 2022)
- ◆ Project Well
- ◇ Non-Project Well
- Known or Possible Offsite Well with Driller's Log Available (Shown on Figure 5)
- Other Known or Possible Offsite Well with Driller's Log Available
- H RCS Cross Section Alignment (see Figure 5)
- Significant Streams (PBES & LSCE, 5/17/23)
- Subject Parcel (APN 034-190-040; Napa County, 2/23/24)



**Figure 3
Geologic Map**

Notes: Hillshade basemap derived from USGS DEM (2020a). All locations shown are approximate.

Cartographic Presentation by E. Linden. Spatial Reference Name: NAD 1983 StatePlane California II FIPS 0402 Feet.



ft = Well Construction Depth Below Ground Surface in Feet (as Reported on Driller's Logs for Completed Wells)

ft bgs = Depth to Static Water Level Measurement (feet below ground surface)

█ = Sanitary Seal ▤ = Perforated Casing █ = Blank Casing
□ = Open Borehole

- - - - Geologic Contact, Inferred
- - ? - - Geologic Contact, Queried

- Qhc Stream channel deposits (late Holocene)
- Qhfy Alluvial fan deposits (latest Holocene)
- Qhf Alluvial fan deposits (Holocene)
- Tss/h Sands and Clays (Tertiary) of LSCE & MBK (2013)
- Tsvr Rhyolite to dacite flows and tuff (Pliocene, Miocene)



DRAFT

**Figure 5
Cross Section A-A'**



REVISED MEMORANDUM

APPENDIX

**Driller's Logs for
Wells on
RCS Cross Section A-A'
(Figure 5)**

State of California
Well Completion Report
 Form DWR 188 Submitted 2/13/2020
 WCR2020-002111

Owner's Well Number 2020-1 Date Work Began 12/19/2019 Date Work Ended 02/04/2020
 Local Permit Agency Napa County Planning Building and Environmental Services
 Secondary Permit Agency _____ Permit Number E19-00681 Permit Date 12/16/2019

Well Owner (must remain confidential pursuant to Water Code 13752)	Planned Use and Activity
Name <u>IDEOLOGY CELLARS,</u>	Activity <u>New Well</u>
Mailing Address <u>5225 Solano Ave</u>	Planned Use <u>Water Supply Irrigation - Landscape</u>
City <u>Napa</u> State <u>CA</u> Zip <u>94558</u>	

Well Location	
Address <u>5151 Solano AVE</u>	APN <u>034-190-040</u>
City <u>Napa</u> Zip <u>94559</u> County <u>Napa</u>	Township <u>06 N</u>
Latitude <u>38 21 41.7974 N</u> Longitude <u>-122 20 11.8352 W</u>	Range <u>04 W</u>
Deg. Min. Sec. Deg. Min. Sec.	Section <u>18</u>
Dec. Lat. <u>38.3616104</u> Dec. Long. <u>-122.3366209</u>	Baseline Meridian <u>Mount Diablo</u>
Vertical Datum _____ Horizontal Datum <u>WGS84</u>	Ground Surface Elevation _____
Location Accuracy _____ Location Determination Method _____	Elevation Accuracy _____
	Elevation Determination Method _____

Borehole Information	
Orientation <u>Vertical</u> Specify _____	
Drilling Method <u>Direct Rotary</u> Drilling Fluid <u>Other - Mud</u>	
Total Depth of Boring <u>545</u> Feet	
Total Depth of Completed Well <u>535</u> Feet	

Water Level and Yield of Completed Well	
Depth to first water _____	(Feet below surface)
Depth to Static _____	
Water Level _____ (Feet)	Date Measured <u>02/04/2020</u>
Estimated Yield* <u>150</u> (GPM)	Test Type <u>Air Lift</u>
Test Length <u>4</u> (Hours)	Total Drawdown <u>525</u> (feet)
*May not be representative of a well's long term yield.	

Geologic Log - Free Form		
Depth from Surface	Feet to Feet	Description
0	4	Top soil rocky
4	10	Gravel
10	23	Clay tan Fine-grained materials
23	25	River rock
25	30	Clay
30	35	Gray clay and sandstone Fine-grained materials
35	50	Clay
50	60	Rock and fractured
60	65	Green clay and gravel mix
65	80	Tan clay Fine-grained materials
80	90	Blue clay and gravel mix
90	105	Cemented gravel
105	130	Rock and clay green
130	135	Rock and clay layers
135	143	Clay and rock layers

143	150	Fractured rock
150	153	Clay
153	170	Clay and rock
170	205	Sandstone layers and clay
205	230	Sandstone and black rock layers
230	290	Sandstone and clay layers
290	300	Clay
300	320	Rock and clay layers
320	325	Clay and rock layers
325	340	Fractured greenstone
340	347	Greenstone and clay
347	360	Fractured greenstone
360	363	Clay and rock
363	370	Fractured rock black
370	400	Fractured rock and clay layers
400	410	Black rock and clay layers
410	430	Clay and rock layers
430	450	Fractured sandstone with clay layers
450	470	Multi color volcanic rock fractured up
470	490	Black rock and red clay layers
490	507	Rock and clay layers
507	515	Fractured black rock
515	530	Clay and rock layers
530	545	Rock and clay layers

Casings

Casing #	Depth from Surface Feet to Feet		Casing Type	Material	Casings Specificatons	Wall Thickness (inches)	Outside Diameter (inches)	Screen Type	Slot Size if any (inches)	Description
1	0	95	Blank	PVC	OD: 8.625 in. SDR: 17 Thickness: 0.508 in.	0.508	8.625			
1	95	535	Screen	PVC	OD: 8.625 in. SDR: 17 Thickness: 0.508 in.	0.508	8.625	Milled Slots	0.032	

Annular Material

Depth from Surface Feet to Feet		Fill	Fill Type Details	Filter Pack Size	Description
0	3	Cement	Other Cement		
3	50	Bentonite	Other Bentonite		
50	545	Filter Pack	8 x 16		

Other Observations:

Borehole Specifications		
Depth from Surface Feet to Feet		Borehole Diameter (inches)
0	50	15
50	545	14

Certification Statement			
I, the undersigned, certify that this report is complete and accurate to the best of my knowledge and belief			
Name	LES PETERSEN DRILLING & PUMP INC		
	Person, Firm or Corporation		
5434 OLD REDWOOD HWY	SANTA ROSA	CA	95403
Address	City	State	Zip
Signed	<i>electronic signature received</i>	02/13/2020	261084
	C-57 Licensed Water Well Contractor	Date Signed	C-57 License Number

DWR Use Only			
CSG #	State Well Number	Site Code	Local Well Number
		N	W
Latitude Deg/Min/Sec			Longitude Deg/Min/Sec
TRS:			
APN:			

parcel # 34-212-30

ORIGINAL File with DWR

STATE OF CALIFORNIA THE RESOURCES AGENCY DEPARTMENT OF WATER RESOURCES WATER WELL DRILLERS REPORT

Do not fill in No. 371045

Notice of Intent No. Local Permit No. or Date 56445

State Well No. Other Well No. 06NOADW18

(2) LOCATION OF WELL (See instructions):

County 28 Owner's Well Number Well address if different from above Same Township Range Section Distance from cities, roads, railroads, fences, etc. 14 mi. So. of Farms Lane on Hwy 29

(12) WELL LOG: Total depth 410 ft. Completed depth 350 ft. from ft to ft. Formation (Describe by color, character, size or material)

0 - 15' clay Fine-grained materials 15 - 19' sandy clay, boulders and gravel 19 - 40' clay Fine-grained materials 40 - 50' sandy clay, boulders and gravel 50 - 75' clay Fine-grained materials 75 - 120' hard clay & rock 120 - 340' hard volcanic ash & rock 340 - 410' hard volcanic



(3) TYPE OF WORK: New Well [X] Deepening [] Reconstruction [] Reconditioning [] Horizontal Well [] Destruction [] (Describe destruction materials and procedures in Item 12) (4) PROPOSED USE: Domestic [] Irrigation [X] Industrial [] Test Well [] Municipal [] Other [] (Describe)

(5) EQUIPMENT: Rotary [X] Reverse [] Cable [] Air [] Other [] Bucket []

(6) GRAVEL PACK: Yes [X] No [] Size 25-40 Diameter of bore 10 1/2 Racked from 25 to 350

(7) CASING INSTALLED: Steel [] Plastic [X] Concrete []

From ft.	To ft.	Dia. in.	Gage or Wall
0	350	6	160

(8) PERFORATIONS:

From ft.	To ft.	Slot size
40	140	3/8"
140	350	SCREEN

(9) WELL SEAL: Was surface sanitary seal provided? Yes [X] No [] If yes, to depth 25 ft. Were strata sealed against pollution? Yes [X] No [] Interval 15-19 ft. Method of sealing cement

(10) WATER LEVELS: Depth of first water, if known 15 ft. Standing level after well completion 20 ft.

(11) WELL TESTS: Was well test made? Yes [X] No [] If yes, by whom? Driller Type of test Pump [] Bailer [] Air lift [X] Depth to water at start of test 20 ft. At end of test 200 ft. Discharge 20 gal/min after 5 hours Water temperature Chemical analysis made? Yes [] No [X] If yes, by whom? Was electric log made? Yes [] No [X] If yes, attach copy to this report

Work started 5-25-90 Completed 6-22-90

WELL DRILLER'S STATEMENT: This well was drilled under my jurisdiction and this report is true to the best of my knowledge and belief. Signed B.W. Pulliam (Well Driller) NAME Pulliam Well Drilling (Person, firm, or corporation) (Typed or printed) Address 2877 Piedmont Ave City Wapa ZIP 94558 License No. 548677 Date of this report 7-3-90

Environmental

Cover Sheet

APN	034 - 212 - 006 - 000
Permit #	
Program	Well
DocType	WL
Street #	1123
Street Name	Darms Ln
Year	



STATE OF CALIFORNIA
THE RESOURCES AGENCY
DEPARTMENT OF WATER RESOURCES
WATER WELL DRILLERS REPORT

TRS 6-4-18
8-35-240 Do not fill in
No. 43241

Notice of Intent No. _____
Local Permit No. or Date _____

State Well No. _____
Other Well No. _____

(1) OWNER: Name _____
Address _____
City _____
(2) LOCATION OF WELL (See instructions)
County Napa Owner's Well Number _____
Well address if different from above _____
Township _____ Range _____ Section _____
Distance from cities, roads, railroads, fences, etc. _____

(12) WELL LOG: Total depth 240 ft. Depth of completed well 240 ft.
from ft. to ft. Formation (Describe by color, character, size or material)
0 - 100 Original well
100 - 140 Blue clay
140 - 170 Blue clay w/cemented gravel
170 - 200 Blue clay
200 - 240 Hard volcanic rock

A.P. # 34-212-06

(3) TYPE OF WORK:
New Well Deepening
Reconstruction
Reconditioning
Horizontal Well
Destruction (Describe destruction materials and procedures in Item 12)
(4) PROPOSED USE:
Domestic
Irrigation
Industrial
Test Well
Stock
Municipal
Other

WELL LOCATION SKETCH

(5) EQUIPMENT:
Rotary Reverse
Cable Air
Other Bucket
(6) GRAVEL PACK:
Yes No Size Birds Eye
Diameter of bore 6"
Packed from 20 to 240 ft.

(7) CASING INSTALLED: Steely Plastic Concrete
(8) PERFORATIONS:
Type of perforation or size of screen

From ft.	To ft.	Dia. in.	Gage or Wall	From ft.	To ft.	Slot size
0	240	4"	12 ga.	30	240	1/8 x 3

(9) WELL SEAL:
Was surface sanitary seal provided? Yes No If yes, to depth 20 ft.
Were strata sealed against pollution? Yes No Interval _____ ft.
Method of sealing neat cement

(10) WATER LEVELS:
Depth of first water, if known _____ ft.
Standing level after well completion 53 ft.

(11) WELL TESTS:
Was well test made? Yes No If yes, by whom? driller
Type of test Pump Bailer Air lift
Depth to water at start of test _____ ft. At end of test _____ ft.
Discharge 35 gal/min after 4 hours Water temperature _____
Chemical analysis made? Yes No If yes, by whom? _____
Was electric log made? Yes No If yes, attach copy to this report

NOT FOR PUBLIC USE
DEC 15 1978
DIVISION OF ENVIRONMENTAL HEALTH

Work started 11-6 19 78 Completed 11-9 19 78

WELL DRILLER'S STATEMENT:
This well was drilled under my jurisdiction and this report is true to the best of my knowledge and belief.
SIGNED Erwin C. Brown, Jr. (Well Driller)
NAME American Well & Pump Service
(Person, firm, or corporation) (Typed or printed)
Address 23002 Arnold Dr.
City Sonoma Zip 95476
License No. 246342 Date of this report 11-20-78

HEALTH DEPT. USE ONLY

FEE _____

DATE _____

RECEIPT NO. _____

BY _____

NAPA COUNTY HEALTH DEPARTMENT
DIVISION OF ENVIRONMENTAL HEALTH

RECEIVED
DEC 15 1978

APPLICATION & PERMIT TO CONSTRUCT
A WATER WELL

DIVISION OF
ENVIRONMENTAL HEALTH

NAME _____ ADDRESS _____ DATE _____
(OWNER) (JOB LOCATION)

NAME _____ ADDRESS _____
(WELL DRILLER)

TYPE OF WORK
NEW WELL _____ RECONDITIONING _____ DEEPENING _____
TEST HOLES _____ DESTROYING _____ OTHER _____
TYPE I PERMIT _____ TYPE II PERMIT _____ FEE _____

PROPOSED USE
DOMESTIC _____ IRRIGATION _____ INDUSTRIAL _____ MUNICIPAL _____
TEST WELL _____ OTHER _____

Sewage disposal on site (existing or proposed) Public _____ Individual _____ Private _____
Distance from well to any part of nearest sewage disposal system _____ feet
(Sketch of site to accompany application.)

TYPE OF EQUIPMENT TO BE USED
Rotary Cable _____ Hand Dug _____ Other _____

CONSTRUCTION PROPOSED
Diameter of casing 4" Material steel Annular Space: Size 2"
Sealed with: Concrete _____ Grout _____ Neat Cement Puddled Clay _____ Other _____
Conductor Casing: Yes _____ No Material _____
Chlorination by: Owner _____ Pump Co. _____ Driller _____
Gravel Pack: Yes _____ No _____

(SIGNATURE OF APPLICANT) (DATE)

CASING

CONSTRUCTION:

Total Depth 240 Ft.
Surface Seal to 20 Ft.
Any stratas sealed: Yes _____ No
If yes, depth of stratas:
From _____ Ft. to _____ Feet
From _____ Ft. to _____ Feet

Perforations:

From 30 Ft. to 240 Feet
From _____ Ft. to _____ Feet
From _____ Ft. to _____ Feet

WATER LEVELS

First water at ? Feet
Static level at 53 Feet

WELL TESTS

How performed Air Lift
Yield 35 GPM with _____ Feet
Drawdown _____ Ft. after 4 Hrs.

WELL LOG

(Formation; describe by color, size of material, structure)

	Ft.	to	Ft/
 Existing seal Repair job - had existing seal Annular Space both [20] thickness [2"] Own seal to 20' (neat cement)			
	0-100'		Original Well
	100-140'		Blue Clay
	140-170'		Blue clay w/cemented gravel
	170-200'		Blue clay
	200-240'		Hard volcanic rock

Signed Erwin C. Gross 10/9
License No. 246342 177

I, Erwin C. Gross

, as contractor for the above work,

hereby certify that the above was installed according to all applicable rules and regulations covered by this permit, and that the information is true and correct to the best of my knowledge.

Erwin C. Gross / c.g.

Contractor's Signature

Environmental

Cover Sheet

APN	034 - 212 - 009 - 000
Permit #	
Program	Well
DocType	WL
Street #	1107
Street Name	Darms Ln
Year	1980



TRS 6-4-18
B-20-225

FEE 10 DATE 10-30-80
RECEIPT NO. 544 BY W

A.P. NO. 34-212-09

NAPA COUNTY HEALTH DEPARTMENT
DIVISION OF ENVIRONMENTAL HEALTH

APPLICATION & PERMIT TO CONSTRUCT A WATER WELL

NAME [Redacted] ADDRESS [Redacted]
NAME Bill Pulliam (Owner) ADDRESS 3877 Piedmont Ave (Job Location) DATE 10-29-80
(Well Driller)

TYPE OF WORK NEW WELL RECONDITIONING _____ DEEPENING _____
TYPE I PERMIT DESTROY _____ OTHER _____
TYPE II PERMIT _____

PROPOSED USE DOMESTIC IRRIGATION _____ INDUSTRIAL _____ MUNICIPAL _____
TEST WELL _____ OTHER _____

Sewage Disposal on site (existing or proposed) Public _____ Individual _____ Private
Distance from well to any part of nearest sewage disposal system 1007 feet.
(Sketch of site to accompany application) County road setback 50 feet from centerline.

TYPE OF EQUIPMENT TO BE USED: Rotary Cable _____ Hand Dug _____ Other _____

WORKER'S COMPENSATION COVERAGE: (Check one of the following)
 A certificate of current Worker's Compensation Insurance coverage is presently on file with this office.
 A certificate of current Worker's Compensation Insurance is being filed with this application.
 I certify that in the performance of the work for which this permit is issued I shall not employ any person in any manner so as to become subject to the Worker's Compensation laws in California.

Bill Pulliam
Signature of Applicant

10-29-80
Date

CASING

CONSTRUCTION:
Total Depth 225 Ft., Depth of Casing 160
Surface Seal to 30
Any Stratas Sealed: Yes _____ No
If yes, depth of stratas: _____
From _____ Ft. to _____ Ft./From 160 Ft. to 160 Ft.
Perforations:
From 90 Ft. to 160 Ft./From _____ Ft. to _____ Ft.
From _____ Ft. to _____ Ft.

WELL LOG

(Formation; described by color, size of material, structure)

Ft.	to	Ft.
0-35		clay
35-38		clay, gravel
38-53		clay
53-56		clay, gravel
56-70		clay
70-180		green ash, black rock
180-225		black rock

Fine-grained materials

WATER LEVELS

First Water at _____ Ft. Static level at 90 Ft.

WELL TESTS

How performed Bail
Yield 30 GPM with 90 Ft. Drawdown after 1 1/2
Hrs. Annular space depth 27 Ft./Thickness 3
_____ in. Diameter of casing 6 Material PLASTIC
Gravel Pack: Yes No _____ Conductor Casing:
Yes _____ No Sealed with: Concrete
Grout _____ Neat Cement _____ Pudd. Clay _____
Other _____ Chlorination by: Owner
Pump Co. _____ Driller _____

CONTRACTOR'S STATEMENT: I, Bill Pulliam, contractor for the above work, hereby certify that the above was installed according to all applicable rules and regulations covered by this permit, and that the information is true and correct to the best of my knowledge.

Bill Pulliam
Contractor's Signature

E-69

034-212-008

E15-00963

File Original with DWR

State of California Well Completion Report

Page 1 of 3

Owner's Well Number #2

No. e0324213

Date Work Began 06/09/2016

Date Work Ended 6/16/2016

Local Permit Agency Napa County Environmental Health

Permit Number E15-00963

Permit Date 12/15/15

DWR Use Only - Do Not Fill In. State Well Number/Site Number, Latitude, Longitude, APN/TRS/Other.

Geologic Log table with columns: Depth from Surface (Feet to Feet), Description. Includes handwritten note 'Fine-grained materials' and a 'RECEIVED' stamp.

Well Owner section: Name Gail Conrads, Mailing Address 1125 Darms Lane, City Napa, State Ca, Zip 94558.

Well Location section: Address 1125 Darms Lane, City Napa, County Napa, Latitude 38 21 45 N, Longitude 122 20 41 W.

Location Sketch section: (Sketch must be drawn by hand after form is printed.) Includes a hand-drawn sketch of the well location.

Activity section: Radio button options for New Well, Modification/Repair, Deepen, Other, Destroy.

Planned Uses section: Radio button options for Water Supply (Domestic, Public, Irrigation, Industrial), Cathodic Protection, Dewatering, Heat Exchange, Injection, Monitoring, Remediation, Sparging, Test Well, Vapor Extraction, Other.

Water Level and Yield of Completed Well section: Depth to first water, Depth to Static, Water Level 40 (Feet), Date Measured 06/16/2016, Estimated Yield 150 (GPM), Test Type Air Lift.

Casings table with columns: Depth from Surface, Borehole Diameter, Type, Material, Wall Thickness, Outside Diameter, Screen Type, Slot Size.

Annular Material table with columns: Depth from Surface, Fill, Description.

Attachments section: Checkboxes for Geologic Log, Well Construction Diagram, Geophysical Log(s), Soil/Water Chemical Analyses, Other Site Map.

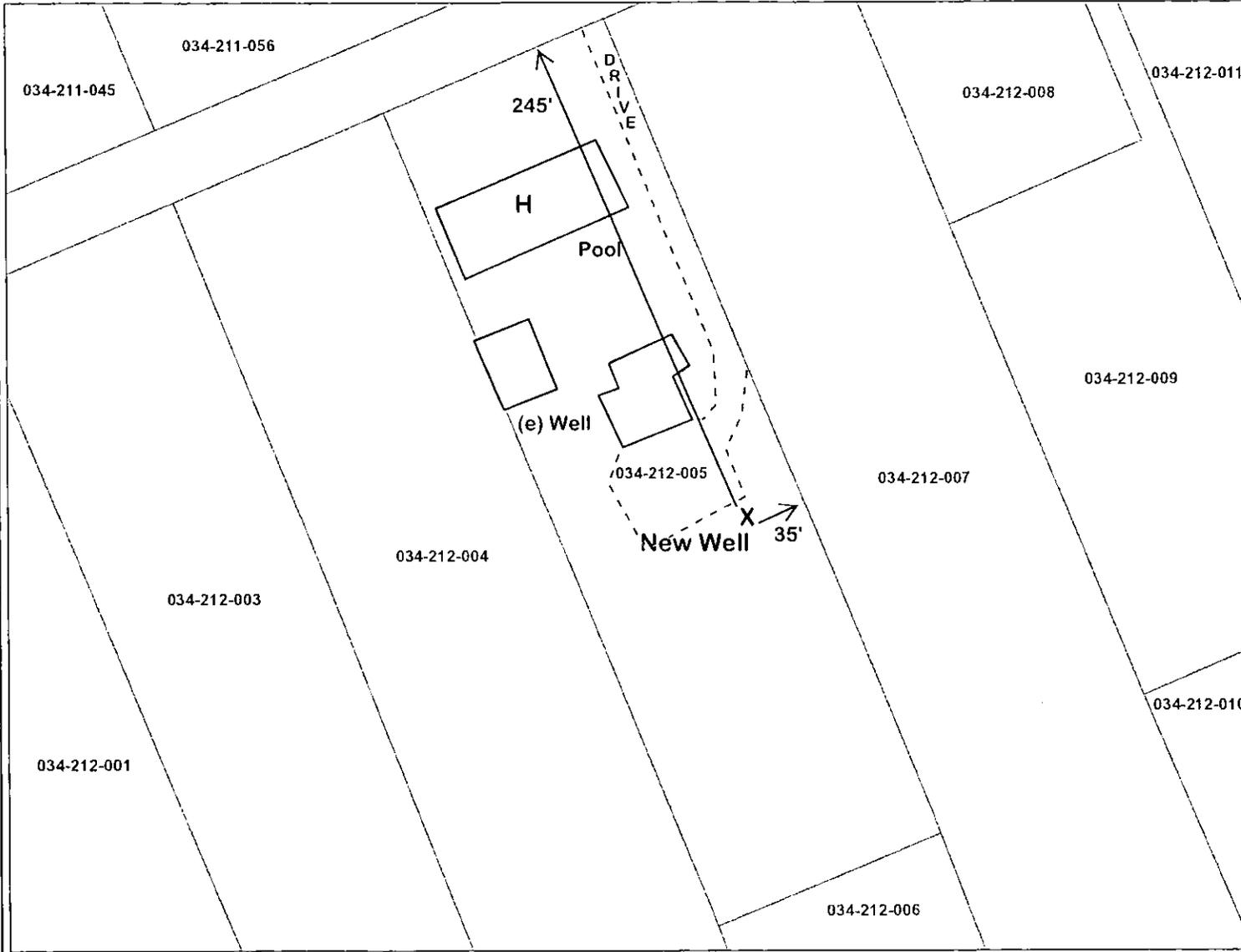
Certification Statement section: I, the undersigned, certify that this report is complete and accurate to the best of my knowledge and belief. Signed by Weeks Drilling & Pump Company.

DWR 188 REV. 1/2006



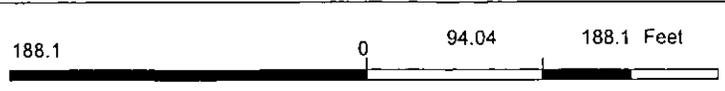
1125 Darms Lane, Napa

APN #034-212-005



Legend

- Parcels
- County Boundary



Disclaimer: This map was prepared for informational purposes only.
No liability is assumed for the accuracy of the data delineated hereon.

This map was printed on 9/27/2016

Notes

“G”

Biological Resources Studies

Page 2	Biological Report – August 11, 2021
Page 9	Updated Biological Report – November 5, 2023
Page 18	Northern Spotted Owl Assessment – July 28, 2021



Forest Ecosystem Management, pllc

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August 11, 2021

RE: Arrow & Branch Winery (P21-00087)

This is in response to Napa County Planning, Building & Environmental Services' Application status letter dated May 19, 2021 for the Arrow & Branch Winery (Formerly Ideology) listed as P21-00087. The County was requesting clarification to: "Confirm that the proposed physical improvements will not impact nearby riparian woodland or sensitive biotic vegetation."

Arrow & Branch Winery General Information

Project Location: nkn Solano Avenue; Napa, California (Attachment #1)
Legal of Project Area: Portions of Section 18, T06N, R04W MDB&M
APN: 034-190-040-000
County: Napa County
Proposed Project: Building a Winery including structure, parking area, driveway, and landscaping within an existing vineyard.

Property Description: The Arrow & Branch Winery Project is located off Solano Avenue, which travels parallel to St Helena Highway (HWY 29) in Oak Knoll, California. A portion of the parcel boundary is Dry Creek on the northern end, with agricultural land surrounding the remaining parcel boundaries (Attachment #2). Vineyards is the primary agricultural product. The northern side of Dry Creek is Urban and includes houses, wineries, and commercial properties. There is a strip of trees/shrubs approximately 100' to 250' wide along Dry Creek throughout this area.

The vegetation types described by CDFW within ¼ mile of the Project Area includes a strip of Mixed Riparian Hardwoods along Dry Creek, Urban, and Agricultural (Vineyards); with a small amount of Annual Grasses and Forbes, and Valley Oak to the east (Attachment #3). Mixed Riparian Hardwoods

(CalVeg Classification) or Montane Riparian Zones (CWHR Type) is often quite variable and often structurally diverse. Usually, the montane riparian zone occurs as a narrow, often dense grove of broad-leaved, winter deciduous trees up to 98' tall with a sparse understory. In the southern Coast Range and Transverse and Peninsular ranges, bigleaf maple and California bay are typical dominant trees; however, cottonwood, alder, willow, and dogwood may also be present. The transition between montane riparian zones and adjacent non-riparian vegetation is often abrupt.

Current Conditions: A site visit was conducted on 28JUL21 by Heather Morrison. Dry Creek, a perennial stream, flows along the northern boundary of the property. The channel of this watercourse is located approximately ten feet below the upland area, where the proposed winery and current vineyards are located.

There is a lack of aquatic vegetation such as bulrush, alisma, or duckweed because of perpetually dry summers prohibiting the establishment and long-term survival of these species. Within the riparian area, the predominant tree species is dusky willow (*Salix melanopsis*) and Oregon ash (*Fraxinus latifolius*). Herbaceous species include torrent sedge (*Carex nudatum*), Smilo grass (*Stipa milliacea*), mugwort (*Artemisia douglasiana*) and tall flatsedge (*Cyperus eragrostis*). Within the transitional zone and upland area, common shrubs and herbaceous species include upright snowberry (*Symphoricarpos albus*) and wild grape (*Vitis californica*). Oaks, specifically coastal live oak (*Quercus agrifolia*) and valley oak (*Quercus lobata*) are found generally at the edge of the upland area and above the transitional zone which extends down into the main creek zone.

Figure #1: Edge of Upland Area – Immediately above the transitional zone down into riparian area.





Figure #2: The main channel of Dry Creek (July 2021). Dusky willow can be seen in the immediate area of the channel. Larger, mature oaks are located at the top of the bank and adjacent to the vineyards.

There are vineyard avenues/roads located immediately adjacent to the transitional zone, within the upland vegetation area. These roads are rocky and are located on flat gradients, thus decreasing the chance for erosion into the riparian area. A small informal parking lot is also located near the creek.



Evidence of dumping vegetation trimmings from vineyard maintenance can be found in various areas below the main bank.

Figure #3: Vegetative material thrown over the edge of the bank.

Riparian Area Benefits: Historically, dense riparian vegetation grew along virtually all of Napa County's rivers, creeks, and streams; however, they have declined significantly due to human land-use activities. Today they cover a relatively small portion of Napa County's watersheds, but their ecosystem functions are important to maintaining biological diversity, water quality, and water reliability.

Riparian areas are distinctly different from surrounding lands because of unique soil and vegetation characteristics that are strongly influenced by the presence of water. Riparian habitat can range from dense thickets of shrubs to a closed canopy of large mature trees; while providing riverbank protection, erosion control and improved water quality, recreational and aesthetic values, as well as provide wildlife habitat. The riparian vegetation stabilizes streambanks and resists the flow of floodwaters, while increasing the time available for water to infiltrate into the soil recharging groundwater and alluvial aquifers.

The signs of a healthy riparian area include a well-vegetated area with a diversity of native plants overhanging water channels. Other indications include stable streambanks, well-defined stream channels, and a high diversity and abundance of wildlife. Unhealthy riparian areas are characterized by sparse vegetation, infestations of invasive plant species, eroded banks, poorly defined stream channels, and low wildlife diversity and abundance.

There is not a single figure of how wide the Riparian zone needs to be to keep water clean, stabilize banks, protect fish and wildlife, and satisfy human demands. Widths can range from 35' to well over 300' depending on slopes, surrounding land-use, and type of vegetation (vertical structure and density). Wider widths are needed for wildlife habitat than for erosion control and water quality purposes. The Project plans include a minimum of 35' stream setback from the top of the bank on slopes less than 1%. The overall width of the riparian vegetation along Dry Creek is relatively narrow and abrupt with the surrounding area being urbanized and/or agricultural; therefore, the species currently using the vegetated area, either as a corridor or residential home would be adapted to disturbance.

Sensitive Species: The cnddb does not have any known listed plant or animal species detections within the Property Parcel (Attachment #4). The closest known listed species that depend upon riparian areas include:

- Western Pond Turtles (*Emys marmorata*) – California Species of Special Concern. There are known western pond turtles approximately 1.7 air-miles to the south of this Project located within private agricultural ponds. Western pond turtles are aquatic turtles of ponds, marshes, rivers, streams, and irrigation ditches with aquatic vegetation. Basking sites and sandy banks or grassy open fields within 2,000' from water is needed for egg-laying.

There are no known detections of western pond turtles in Dry Creek; however, the habitat is suitable, during normal climatic years. No western pond turtles were identified during a field visit to the Project Area. There was no water within this stretch of Dry Creek during the July site visit, recognizing the area is currently under drought conditions.

- Foothill Yellow-Legged Frogs (*Rana boylei*) – California Species of Special Concern. There are known foothill yellow-legged frogs approximately 1.6 air-miles to the north of this project located within Hooper Creek, a downstream tributary to Dry Creek. Foothill yellow-legged frogs are frogs are rarely far from permanent rocky streams. Tadpoles need water for at least 3 to 4 months for development.

There are no known detections of foothill yellow-legged frogs in the segment of Dry Creek within 5 miles of the Project Area. No foothill yellow-legged frogs were identified during a field visit to the Project Area. There was no water within this stretch of Dry Creek during the July site visit, recognizing the area is currently under drought conditions.

The National Oceanic & Atmospheric Administration's Essential Fish Habitat (EFH) mapper (NOAA 2021), does not list any Habitat Areas of Particular Concern (HAPC) or Areas Protected from Fishing (EFHA) for the Project Area.

Riparian habitats have an exceptionally high value for many wildlife species, both protected and common. These areas provide water, thermal cover, migratory corridors, as well as diverse nesting and foraging opportunities.

Invasive/Non-Native Species: While non-native species are present in great abundance within the riparian area up into the upland area, a few species are characteristically considered invasive including Himalayan berry (*Rubus armeniacus*), French broom (*Genista monspessulana*), mustard (*Brassica nigra*) and Madagascar periwinkle (*Vinca major*).

Potential Impacts to Dry Creek & Associated Vegetative Communities

The primary threats to riparian areas are hydrological modifications, land conversion, invasive species, and overgrazing or direct disturbances by livestock. The following are potential issues that may arise and recommendations on how this Project can avoid or reduce impacts to the riparian area around Dry Creek and the native vegetative community within the Property Boundary.

Direct Disturbance of Native Vegetation:

- There will be no removing, downgrading, or alteration of the existing native vegetation. Existing vineyards will be the only vegetation disturbed/removed as a result of this project.
- There will be no livestock grazing on the Arrow & Branch Winery property, without proper fencing to keep livestock outside the riparian area. Livestock grazing is not anticipated.
- Temporary orange construction fences shall be installed along the edge of the native vegetative zone prior to Project construction and will be maintained throughout Project construction to assist in keeping equipment outside the native vegetation (including riparian area) zone.
- Leftover material from vineyard/property maintenance has been thrown over the edge of the bank. This material can be a fire hazard and hinder growth of native vegetation. Non-organic material can also contribute to degradation of the watercourse.
 - Existing non-organic material should be manually removed and disposed of property.
 - Existing organic material can be left and allowed to decomposed.
 - Future organic vineyard material can be mulched, removed from the property, or piled outside the native vegetation zone.
 - Storage drums/containers should be stored within a way so potential spills can be property cleaned up, and located well away from the native vegetation zone.

Invasive Species:

- During Project Construction, heavy equipment shall be cleaned prior to coming onto the property and cleaned again if they are removed from the property and brought back.
- Avoid planting invasive non-native plants. Non-native plants that particularly threaten riparian areas in Napa County include: giant reed; Himalayan blackberry; periwinkle; German and English ivy; black locust; French, Scotch and Spanish broom; tamarisk; acacia; eucalyptus; and tree of heaven. **Planting of local, native vegetation is encouraged when landscaping.**
- Monitor and remove invasive non-native plants.

Hydrological/Land-Use:

- Existing vineyards will be the only vegetation disturbed/removed as a result of this project.
- Stormwater control, flood hazard, septic, and plumbing will all adhere to the standards set forth by Federal, State, County, and Local requirements, codes, and permits.
- Vegetative Receiving Areas and Bioretention Areas are anticipated between the Project and the vegetative strip along Dry Creek (Attachment #5).
- There will be no new road crossings across Dry Creek installed or completed as a result of this Project.
- There will be no new water withdrawal from Dry Creek as a result of this Project.

Direct Disturbance to Wildlife:

- The native vegetation along Dry Creek is not expected to change; therefore, no change in habitat is anticipated.
- The native vegetative width along Dry Creek is not expected to change. Species currently using this area are used to disturbance issues.

Monitoring:

Adaptive Management Practices should be utilized. The Landowner should monitor the Riparian Area at least once a year. Photographs can help monitoring efforts by showing any changes over time. Some issues that may need addressing include:

- Trampling of native vegetation by humans may require installing fencing to block human access to the riparian area, but still allow for wildlife passage (i.e., decorative post and pole fences can be used).
 - If public access is desirable, further consulting with someone familiar with landscaping/recreational issues should be consulted regarding design of trails that encourages people to stay on designated trails (i.e. boardwalks). Public Access is not anticipated.
- Invasive plant eradication may have to be completed in multiple years.
- Vineyard workers should be educated on the importance of vegetated Riparian Areas. Informational signs can be posted (“Leave No Trace” or other educational signs can be purchased or specifically made).
- Trash removal – make sure organic (i.e., vineyard waste) or non-organic material is not being dumped within the riparian area.

Attachments:

Attachment #1 = Topographic Project Location
Attachment #2 = Aerial Project Area
Attachment #3 = Vegetation Types Around Project Area
Attachment #4 = Map cnddb Around Project Area
Attachment #5 = Project Plans supplied by Applied

This Report was prepared by:

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References:

California Department Fish & Wildlife. California Natural Diversity Database (CNDDDB). California Department of Fish and Wildlife, Biogeographic Data Branch. RareFind Version 5. Accessed 2021.

California Department Fish & Wildlife. California Vegetation Classification and Mapping Program (vegCAMP). California Department of Fish and Wildlife. Accessed 2021.

California Natural Diversity Database (cnddb). April 2021. Special Animal List. California Department of Fish & Wildlife. Sacramento, CA.

National Oceanic & Atmospheric Administration (NOAA). United States Department of Commerce. NOAA Essential Fish Habitat Mapper. www.fisheries.noaa.gov/resource/map/essential-fish-habitat-mapper. Accessed July 2021.

San Francisco Estuary Institute (SFEI). 2017. California Aquatic Resource Inventory (CARI). Version 0.3. Accessed July 2021. <https://www.sfei.org/data/california-aquatic-resource-inventory-cari>



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November 5, 2023

RE: P23-00057 - Arrow & Branch Winery Major Modification

This is in response to Napa County Planning, Building & Environmental Services' Application status letter dated 27JUL23, for the Arrow & Branch Winery. The County was requesting an addendum to the 11AUG21 Biological Report to ensure the conclusions are still valid for the updated project scope.

Arrow & Branch Winery General Information

Project Location: 5215 Solano Avenue; Napa, California (Attachment #1)
Legal of Project Area: Portions of Section 18, T06N, R04W MDB&M
APN: 034-190-040-000
County: Napa County
Proposed Project: Phase 2 of Project (Attachment #2 – Engineer's Map)

Addendum to 11AUG21 Biological Information

Sensitive Species:

The California Department of Fish & Wildlife's cnddb database does not have any new known listed plant or animal species detections within the Property Parcel (Attachment #3).

The National Oceanic & Atmospheric Administration's Essential Fish Habitat (EFH) mapper (Attachment #4), does not list any Habitat Areas of Particular Concern (HAPC) or Areas Protected from Fishing (EFHA) within the Project Area.

Newly Identified Listed Species (*Bombus spp.*): There are 30 bumble bee species (*Bombus spp.*) present in western North America; with 4 bumble bee species recently listed for candidacy under the California State Fish and Wildlife Endangered Species Act. Of the 4 protected species, 2 have historically been located within Napa County (Western Bumble Bee and Crotch Bumble Bee). The following summarizes the habitat requirements and life history of the newly protected bumble bees.

Life History: Bumble bees are primitively eusocial insects that live in colonies made up of one queen, female workers, and near the end of the season reproductive members of the colony (new queens, and males). New colonies are initiated by solitary queens, in the early spring. This process includes locating a suitable nest site; collecting pollen and nectar from flowers; building a wax structure to store nectar; forming a mass of pollen to lay eggs; and building a wax structure to enclose the eggs and pollen.

Habitat: Bumble bees are generalist foragers and have been reported visiting a wide variety of flowering plants. Bumble bees inhabit a wide variety of natural, agricultural, urban, and rural habitats; with species richness tending to peak in flower-rich meadows of forests and subalpine zones; but will be found in riparian areas, grassland, and coastal shrub habitats containing sufficient floral resources. Basic habitat requirements include suitable nesting sites for colonies, nectar and pollen from floral resources available throughout the duration of the colony period, and suitable overwintering sites for the queens.

Crotch Bumble Bees often select food plant genera including Snapdragon (*Antirrhinum*), *Phacelia*, *Clarkia*, bush poppy (*Dendromecon*), California poppy (*Eschscholzia*), and buckwheat (*Eriogonum*). A floral preference appears to be: Milkweed (*Asclepias*), California Cleome, Larkspur, Yerba, *Phacelia*, and Blue Curly. The Crotch Bumble Bee is often found within grassland and shrubland in hotter/drier conditions.

Western Bumble Bees often select food plant genera including Sweet clover (*Melilotus*), thistle (*Cirsium*), clover (*Trifolium*), star thistle (*Centaurea*), rabbitbrush (*Chrysothamnus*), and buckwheat (*Eriogonum*). A floral preference appears to be: Glacier Lily, Alpine Sweetvetch, Scarlet Gillia, Capitata Lousewort, and Snowberry. The Western Bumble Bee is often found within flower-rich meadows of forests and subalpine zones.

It is worth noting that floral associations do not necessarily represent bee preference for these plants over other flower plants, but may represent the abundance of these flowers within the bee surveyed landscape.

Breeding Season: Flight period of queens in CA is from early February to late November, peaking in late June and late September. The flight period for workers and males in CA is early April to early November, with worker abundance peaking in early August and male abundance in early September.

Potential Threats: Pesticide use, fire, agricultural intensification, urban development, and climate change.

Project Area: The Parcel does possess snowberry (*Symphoricarpos albus*), a floral preference for Western Bumble bees; however, that is the only floral resource within the select food plant genera for bumble bees. The open areas are primarily vineyards and structures which do not possess the necessary habitat for bumble bees. The area proposed for this Project Scope has been graded in the first phase of

the project or within the footprint of the vineyards; therefore, is not considered bumble bee habitat due to a lack of floral resources.

Recommendations set forth under 11AUG21 Biological Information:

Potential Impacts to Dry Creek & Associated Vegetative Communities

The primary threats to riparian areas are hydrological modifications, land conversion, invasive species, and overgrazing or direct disturbances by livestock. The following are potential issues that may arise and recommendations on how this Project can avoid or reduce impacts on the riparian area around Dry Creek and the native vegetative community within the Property Boundary.

Direct Disturbance of Native Vegetation (from 11AUG21):

- There will be no removal, downgrading, or alteration of the existing native vegetation. Existing vineyards will be the only vegetation disturbed/removed as a result of this project.
- There will be no livestock grazing on the Arrow & Branch Winery property, without proper fencing to keep livestock outside the riparian area. Livestock grazing is not anticipated.
- Temporary orange construction fences shall be installed along the edge of the native vegetative zone prior to Project construction and will be maintained throughout Project construction to assist in keeping equipment outside the native vegetation (including riparian area) zone.
- Leftover material from vineyard/property maintenance has been thrown over the edge of the bank (noted in 2021). This material can be a fire hazard and hinder the growth of native vegetation. Non-organic materials can also contribute to the degradation of the watercourse.
 - Existing non-organic material should be manually removed and disposed of property.
 - Existing organic material can be left and allowed to decompose.
 - Future organic vineyard material can be mulched, removed from the property, or piled outside the native vegetation zone.
 - Storage drums/containers should be stored within a way so potential spills can be properly cleaned up and located well away from the native vegetation zone.

The above conclusions are still valid for the updated project scope for the Direct Disturbance of Native Vegetation.

Invasive Species (from 11AUG21):

- During Project Construction, heavy equipment shall be cleaned prior to coming onto the property and cleaned again if they are removed from the property and brought back.
- Avoid planting invasive non-native plants. Non-native plants that particularly threaten riparian areas in Napa County include giant reed; Himalayan blackberry; periwinkle; German and English ivy; black locust; French, Scotch, and Spanish broom; tamarisk; acacia; eucalyptus; and tree of heaven. **Planting of local, native vegetation is encouraged when landscaping.**
- Monitor and remove invasive non-native plants.

The above conclusions are still valid for the updated project scope for Invasive Species.

Hydrological/Land-Use (from 11AUG21):

- Existing vineyards will be the only vegetation disturbed/removed as a result of this project.
- Stormwater control, flood hazard, septic, and plumbing will all adhere to the standards set forth by Federal, State, County, and Local requirements, codes, and permits.
- Vegetative Receiving Areas and Bioretention Areas are anticipated between the Project and the vegetative strip along Dry Creek
- There will be no new road crossings across Dry Creek installed or completed as a result of this Project.
- There will be no new water withdrawal from Dry Creek as a result of this Project.

The above conclusions are still valid for the updated project scope for Hydrological/Land-Use.

Direct Disturbance to Wildlife (from 11AUG21):

- The native vegetation along Dry Creek is not expected to change; therefore, no change in habitat is anticipated.
- The native vegetative width along Dry Creek is not expected to change. Species currently using this area are used to disturbance issues.

The above conclusions are still valid for the updated project scope for Direct Disturbance to Wildlife. A new addition to Direct Disturbance to Wildlife includes:

- Pre-Project vegetation does not include bumble bee habitat; therefore, there will be no impact on bumble bee candidate species.

Monitoring (from 11AUG21):

Adaptive Management Practices should be utilized. The Landowner should monitor the Riparian Area at least once a year. Photographs can help monitor efforts by showing any changes over time. Some issues that may need addressing include:

- Trampling of native vegetation by humans may require installing fencing to block human access to the riparian area but still allow for wildlife passage (i.e., decorative posts and pole fences can be used).
 - If public access is desirable, someone familiar with landscaping/recreational issues should be consulted regarding the design of trails that encourage people to stay on designated trails (i.e., boardwalks). Public Access is not anticipated.
- Invasive plant eradication may have to be completed in multiple years.
- Vineyard workers should be educated on the importance of vegetated Riparian Areas. Informational signs can be posted (“Leave No Trace” or other educational signs can be purchased or specifically made).
- Trash removal – make sure organic (i.e., vineyard waste) or non-organic material is not being dumped within the riparian area.

The above conclusions are still valid for the updated project scope for Monitoring.

Attachments:

Attachment #1 = Project Location
Attachment #2 = Engineer's Map
Attachment #3 = cnddb Around Project Area (2023)
Attachment #4 = E-FISH Report

This Report was prepared by:

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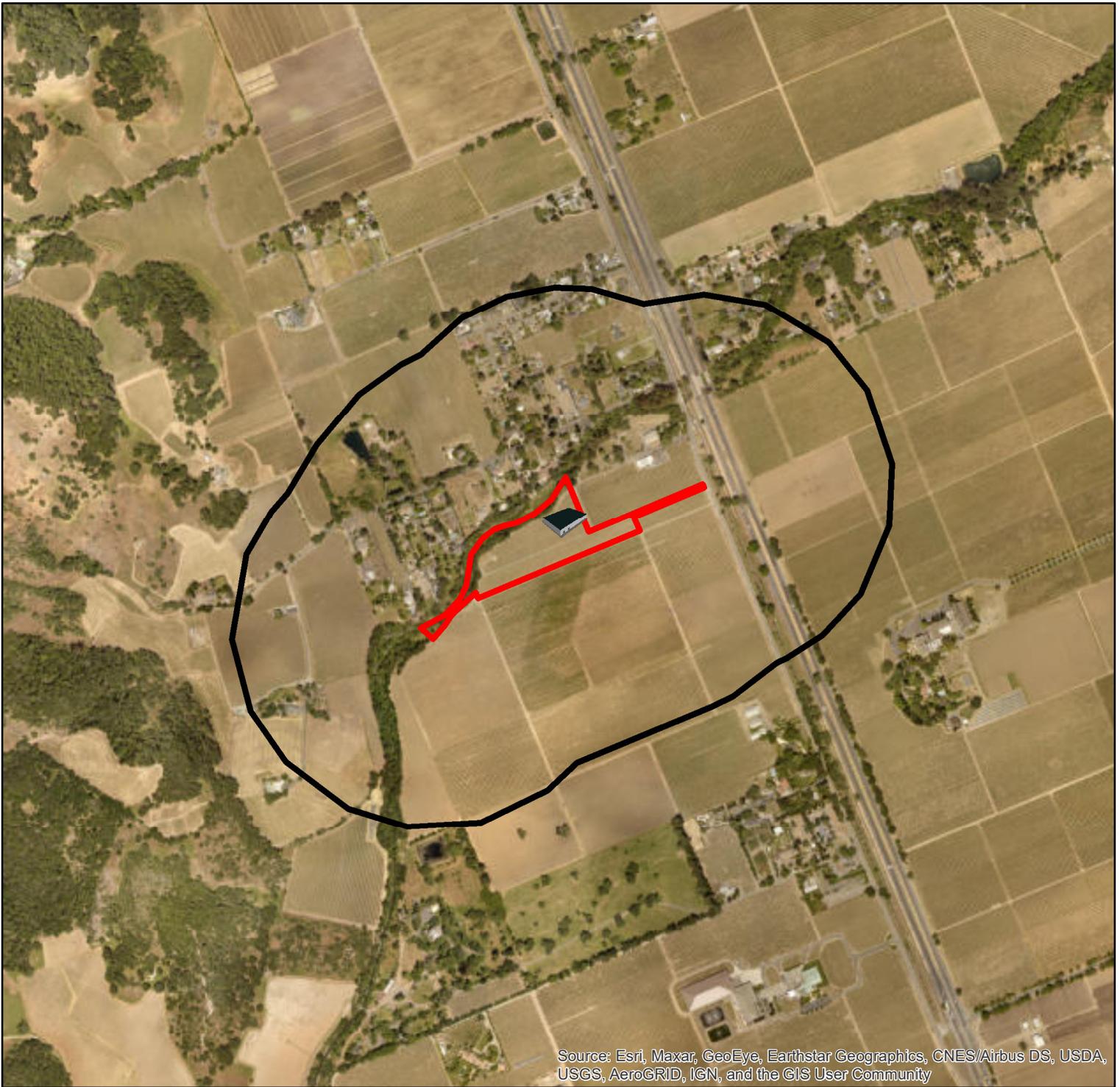
References:

California Department Fish & Wildlife. California Natural Diversity Database (CNDDDB). California Department of Fish and Wildlife, Biogeographic Data Branch. RareFind Version 5. Accessed 2023.

California Natural Diversity Database (cnddb). October 2023. Special Animal List. California Department of Fish & Wildlife. Sacramento, CA.

National Oceanic & Atmospheric Administration (NOAA). United States Department of Commerce. NOAA Essential Fish Habitat Mapper. www.fisheries.noaa.gov/resource/map/essential-fish-habitat-mapper. Accessed 2023.

Arrow & Branch Winery Project



Legend

-  Property Boundary
-  Project Area - Winery
-  1/4 Mile Assessment Area

Portions Sec. 18 T06N, R04W MDB&M
APN: 034-190-040-000
Napa County

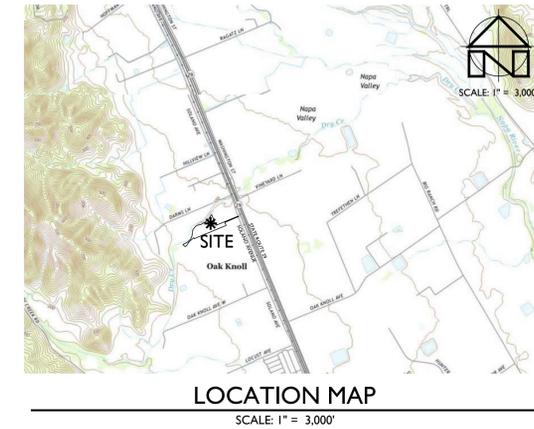
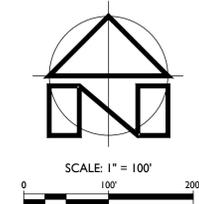
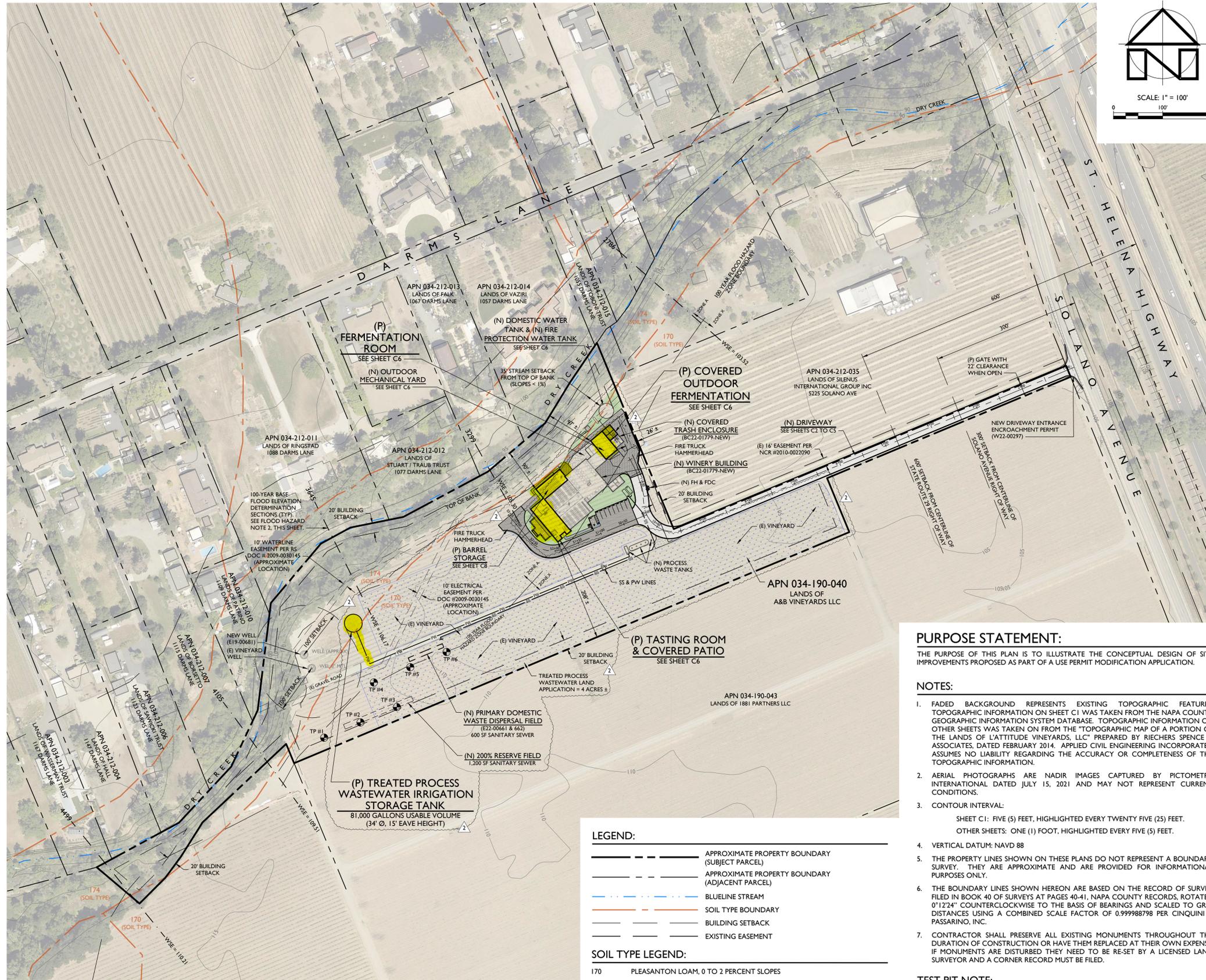


1 in = 1,250 ft

Date: 8/9/2021

A&B VINEYARDS LLC

USE PERMIT MODIFICATION CONCEPTUAL SITE IMPROVEMENT PLANS



PROJECT INFORMATION:
PROPERTY OWNER & APPLICANT:
 A&B VINEYARDS LLC
 1042 NORTH COAST HIGHWAY
 LAGUNA BEACH, CA 92651

SITE ADDRESS:
 5215 SOLANO AVENUE
 NAPA, CA 94558

ASSESSOR'S PARCEL NUMBER:
 034-190-040

PARCEL SIZE:
 10.1 ± ACRES

PROJECT SIZE:
 2.0 ± ACRES

ZONING:
 AGRICULTURAL PRESERVE (AP)

DOMESTIC WATER SOURCE:
 PRIVATE WELL

FIRE PROTECTION WATER SOURCE:
 STORAGE TANK

WASTEWATER DISPOSAL:
 ONSITE TREATMENT AND DISPERSAL

SHEET INDEX:

C1	OVERALL SITE PLAN
C2	DRIVEWAY PLAN & PROFILE STA 0+50 TO STA 9+25
C3	DRIVEWAY PLAN & PROFILE STA 9+25 TO STA 53+25
C4	DRIVEWAY CROSS SECTIONS STA 1+00 TO STA 11+25
C5	DRIVEWAY CROSS SECTIONS STA 11+50 TO STA 53+00
C6	BUILDING AREA CONCEPTUAL SITE IMPROVEMENT PLAN
C7	STORMWATER CONTROL PLAN
C8	IMPERVIOUS SURFACE EXHIBIT

FLOOD HAZARD NOTES:

- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 06055C0505F, EFFECTIVE SEPTEMBER 29, 2010, ALL OR A PORTION OF THE PROJECT SITE IS LOCATED IN A SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% CHANCE ANNUAL FLOOD (100 YEAR FLOOD). THE APPROXIMATE FLOOD HAZARD BOUNDARY LINE IS SHOWN ON THIS PLAN. SEE FIRM FOR ADDITIONAL INFORMATION.
- A DETAILED FLOOD STUDY WAS PREPARED BY SCHAFF AND WHEELER AND THE BASE FLOOD ELEVATION AT THE BUILDING SITE ACCORDING TO THAT STUDY IS APPROXIMATELY 105.30 +/- (NAVD 88). THE FLOODWATER ELEVATION WOULD BE CONTAINED WITHIN THE BANKS OF DRY CREEK. THE BUILDING WILL NONETHELESS BE ELEVATED MORE THAN 1' ABOVE THE BFE.

EXISTING WINERY PERMIT SUMMARY:

PURPOSE:	PERMIT NUMBER:
PRIOR WINERY USE PERMIT MODIFICATION	P21-00087 (PHASE 1)
GRADING PERMIT	ENG22-00010
FLOODPLAIN PERMIT	ENF22-00020
WINERY BUILDING PERMIT	BC22-01079-NEW
UTILITY-OTHER PERMIT	BC22-01081
FIRE SPRINKLERS PERMIT	F22-00292
FIRE ALARM PERMIT	F22-00258
PROCESS WASTEWATER	E22-00644
SANITARY WASTEWATER	E22-00622

PURPOSE STATEMENT:
 THE PURPOSE OF THIS PLAN IS TO ILLUSTRATE THE CONCEPTUAL DESIGN OF SITE IMPROVEMENTS PROPOSED AS PART OF A USE PERMIT MODIFICATION APPLICATION.

- NOTES:**
- FADED BACKGROUND REPRESENTS EXISTING TOPOGRAPHIC FEATURES. TOPOGRAPHIC INFORMATION ON SHEET C1 WAS TAKEN FROM THE NAPA COUNTY GEOGRAPHIC INFORMATION SYSTEM DATABASE. TOPOGRAPHIC INFORMATION ON OTHER SHEETS WAS TAKEN FROM THE "TOPOGRAPHIC MAP OF A PORTION OF THE LANDS OF L'ATTITUDE VINEYARDS, LLC" PREPARED BY RIECHERS SPENCE & ASSOCIATES, DATED FEBRUARY 2014. APPLIED CIVIL ENGINEERING INCORPORATED ASSUMES NO LIABILITY REGARDING THE ACCURACY OR COMPLETENESS OF THE TOPOGRAPHIC INFORMATION.
 - AERIAL PHOTOGRAPHS ARE NADIR IMAGES CAPTURED BY PICTOMETRY INTERNATIONAL DATED JULY 15, 2021 AND MAY NOT REPRESENT CURRENT CONDITIONS.
 - CONTOUR INTERVAL:
 SHEET C1: FIVE (5) FEET, HIGHLIGHTED EVERY TWENTY FIVE (25) FEET.
 OTHER SHEETS: ONE (1) FOOT, HIGHLIGHTED EVERY FIVE (5) FEET.
 - VERTICAL DATUM: NAVD 88
 - THE PROPERTY LINES SHOWN ON THESE PLANS DO NOT REPRESENT A BOUNDARY SURVEY. THEY ARE APPROXIMATE AND ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY.
 - THE BOUNDARY LINES SHOWN HEREON ARE BASED ON THE RECORD OF SURVEY FILED IN BOOK 40 OF SURVEYS AT PAGES 40-41, NAPA COUNTY RECORDS, ROTATED 0°12'24" COUNTERCLOCKWISE TO THE BASIS OF BEARINGS AND SCALED TO GRID DISTANCES USING A COMBINED SCALE FACTOR OF 0.999988798 PER CINQUINI & PASSARINO, INC.
 - CONTRACTOR SHALL PRESERVE ALL EXISTING MONUMENTS THROUGHOUT THE DURATION OF CONSTRUCTION OR HAVE THEM REPLACED AT THEIR OWN EXPENSE. IF MONUMENTS ARE DISTURBED THEY NEED TO BE RE-SET BY A LICENSED LAND SURVEYOR AND A CORNER RECORD MUST BE FILED.

TEST PIT NOTE:
 TEST PITS ONE THROUGH SIX (TP #1 - TP #6) WERE EXCAVATED BY DELTA CONSULTING AND ENGINEERING ON FEBRUARY 26, 2014 AND WERE WITNESSED BY A REPRESENTATIVE OF THE NAPA COUNTY PLANNING, BUILDING AND ENVIRONMENTAL SERVICES DEPARTMENT - ENVIRONMENTAL HEALTH DIVISION.

LEGEND:

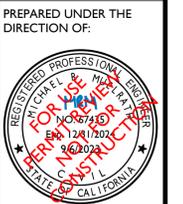
- APPROXIMATE PROPERTY BOUNDARY (SUBJECT PARCEL)
- APPROXIMATE PROPERTY BOUNDARY (ADJACENT PARCEL)
- BLUELINE STREAM
- SOIL TYPE BOUNDARY
- BUILDING SETBACK
- EXISTING EASEMENT

SOIL TYPE LEGEND:

170 PLEASANTON LOAM, 0 TO 2 PERCENT SLOPES
 174 100% RIVERWASH

SOIL TYPE BOUNDARIES SHOWN ON THIS MAP ARE BASED ON THE NAPA COUNTY GEOGRAPHIC INFORMATION SYSTEM DATA AND SHOULD BE CONSIDERED APPROXIMATE.

OVERALL SITE PLAN
 SCALE: 1" = 100'



DRAWN BY:
 Power/CAD LLC

CHECKED BY:
 MRM

DATE:
 SEPTEMBER 6, 2023

REVISIONS:

3/10/2023	YMS	PERMIT SUBMITTAL
5/10/2023	YMS	PERMIT RESUBMITTAL
9/6/2023	YMS	PERMIT RESUBMITTAL

JOB NUMBER:
 20-139

FILE:
 20-139CONC-OSP.DWG

ORIGINAL SIZE:
 24" X 36"

SHEET NUMBER:
 C1

EFH Mapper Report

EFH Data Notice

Essential Fish Habitat (EFH) is defined by textual descriptions contained in the fishery management plans developed by the regional fishery management councils. In most cases mapping data can not fully represent the complexity of the habitats that make up EFH. This report should be used for general interest queries only and should not be interpreted as a definitive evaluation of EFH at this location. A location-specific evaluation of EFH for any official purposes must be performed by a regional expert. Please refer to the following links for the appropriate regional resources.

EFH

No additional Essential Fish Habitats (EFH) were identified at the report location.

Pacific Salmon EFH

No Pacific Salmon Essential Fish Habitat (EFH) were identified at the report location.

Atlantic Salmon

No Atlantic Salmon were identified at the report location.

HAPCs

No Habitat Areas of Particular Concern (HAPC) were identified at the report location.

EFH Areas Protected from Fishing

No EFH Areas Protected from Fishing (EFHA) were identified at the report location.



Forest Ecosystem Management, pllc

1692 East Road * Deary, ID 83823
(406) 490-7427 * Pamtown30@gmail.com

Northern Spotted Owl Assessment

Arrow & Branch Winery

Napa County

Report Completed by: Pamela Town, Consulting
Wildlife Biologist on July 28, 2021

Northern Spotted Owls (*Strix occidentalis caurina*)

Northern Spotted Owls (NSO) are listed as Threatened under both the Federal Endangered Species Act (ESA) and California State Endangered Species Act (CESA), as well as Sensitive under California Department of Forestry and Fire Protection (CalFire). They are a common to uncommon owl in the coniferous forest of the Pacific Northwest (PNW), ranging from southern British Columbia south to Marin County in northwestern California.

The northern spotted owl is a subspecies of spotted owl (*Strix occidentalis*) found in western North America. They are a medium-sized (16 to 20 inches) dark brown owl with a barred tail, white spots on their head and breast; and dark brown eyes surrounded by a prominent facial disk. The northern spotted owl is a permanent resident in suitable habitat residing in dense, old-growth, and multi-layered second-growth stands of mixed conifer, redwood, and Douglas-fir habitats.

Northern Spotted Owls are rodent specialists, primarily feeding on woodrats (*Neotoma fuscipes*), deer mice (*Peromyscus spp.*), Sonoma tree voles (*Arborimus pomo*), voles (*Microtus spp.*) and northern flying squirrels (*Glaucomys sabrinus*); but has been known to consume small birds, bats, amphibians, and large arthropods. Foraging is completed by searching for prey from a perch and swooping/pouncing on the prey. NSOs usually nest in stick nests (mistletoe clump, abandoned raptor or squirrel nest), in a cavity tree or snag, or in the broken top of a large tree. In the interior region of their range (as seen in Napa County), there appears to be a preference to well-shaded habitat in narrow, steep-sided canyons with north or east-facing slopes to assist in thermoregulatory needs, as they are intolerant of high temperatures.

Spotted owl life-history traits suggest coevolution with late-seral, old growth forests, and second growth forest with scattered late-seral characteristics. They are relatively long-lived and have high adult survival, low reproductive output, and high parental investment in offspring.

Threats to the northern spotted owl include increased competition, and perhaps predation, from the barred owl (*Strix varia*). In addition to the threats from the barred owls, spotted owl populations may also be negatively impacted by unregulated activities that modify habitat and introduce toxic substances into the environment and food chain (i.e. illegal logging, development, marijuana cultivation, etc.).

The Arrow & Branch Winery Project, located off Solano Avenue in Napa California, is located within the range of the Northern Spotted Owl. To reduce potential impact to NSOs, the standard survey methods and take-avoidance measures advocated by the trustee agencies for the spotted owl in California (CalFire 2008 and USFWS 2012 & 2019) were adapted for used for this Project.

Arrow & Branch Winery General Information

Project Location: nkn Solano Avenue; Napa, California (Attachment #1)

Legal of Project Area: Portions of Section 18, T06N, R04W MDB&M

APN: 034-190-040-000

County: Napa County

Proposed Project: Building Winery including structure, parking area, driveway, and landscaping.

Known Northern Spotted Owl Territories

There are no known northern spotted owl territories within 1.3-miles of this Parcel (Attachment #2). The 1.3-mile assessment area was created by USFWS for a Take Avoidance of northern spotted owls within the California Interior (outside the coastal redwood zone). Although the County does have redwoods, the environmental conditions in the area are hotter/drier than the coastal redwood zone; therefore, the 1.3-mile assessment area was used for this Project.

The closest known territory (NAP0016) is located approximately 1.8 miles southwest from this Project (shown on Attachment #1), with this territory being established with only a single detection of a northern spotted owl in June of 1990.

Northern Spotted Owl Habitat

The general attributes for northern spotted owl habitat include a forest with:

- Dense, multi-layered canopy of several tree species.
- Trees of varying sizes and ages.
- Abundant logs, snags/cavity trees, and trees with broken tops or platform-like substrates (i.e., broken tops, mistletoe, debris piles, or old raptor/squirrel nests).
- Open spaces among lower branches to allow flight under the canopy.

USFWS Northern Spotted Owl Take Avoidance Analysis – Interior (Attachment B) dated 27FEB08 further defines NSO habitat as follows:

- High Quality Nesting/Roosting Habitat: Mixed tree species with basal area of 210+ ft² and $\geq 15''$ quadratic mean diameter, and ≥ 8 trees per acre of trees $\geq 26''$ in diameter at breast height, and $\geq 60\%$ canopy closure.

- Suitable Nesting/Roosting Habitat: Mixed tree species with basal area ranging from 150 - 180+ ft² and $\geq 15''$ quadratic mean diameter, and ≥ 8 trees per acre of trees $\geq 26''$ in diameter at breast height, and $\geq 60\%$ canopy closure.
- Suitable Foraging Habitat: Mixed tree species with basal area ranging from 120 - 180+ ft² and $\geq 13''$ quadratic mean diameter, and ≥ 5 trees per acre of trees $\geq 26''$ in diameter at breast height, and a mix of $\geq 40\%$ to 100% canopy closure.
- Low Quality Foraging Habitat: Mixed tree species with basal area ranging from 80 - 120+ ft² and $\geq 11''$ quadratic mean diameter, and $\geq 40\%$ canopy closure.

Recent Wildfire (Last 10-Years): To my knowledge, this Parcel does not fall within the perimeter of any known recent wildfires. The closest recent wildfires were the 2017 Nuns Fire to the West and the 2017 Atlas Fire across the Valley to the East. No recent scorching was noted on the property.

Parcel & Project Area: The Parcel and Project area is primarily existing agriculture (vineyards) with a strip of trees along Dry Creek along the northern boundary of the parcel (Attachment #3). The strip of trees along Dry Creek is approximately 100' to no more than 250' wide. USFWS states that watercourses as well as other narrow habitat strips are not wide enough by themselves to provide functional nesting/roosting habitat (should be at least 300' wide). If the narrow strip is bordered on both sides by unsuitable habitat, then it might be considered functionally foraging habitat at best. As the strip of forest along Dry Creek is so narrow and is surrounded by residential houses, commercial businesses, major highway, and agricultural land (vineyards and hay fields) for well over ¼ mile in all directions (Attachment #3), the strip of forest along Dry Creek is not considered suitable NSO habitat and would not support resident NSOs.

The Proposed Project will not be removing any trees. The Proposed Project will not be altering any vegetation along Dry Creek. Only existing vines will be altered.

Northern Spotted Owl Surveys

Northern Spotted Owl Take Avoidance Scenarios: For the purpose of review of this Project, the following scenario could be used by USFWS to determine whether a take is likely to occur for spotted owls.

Scenario 1:

- A. No Suitable Habitat within harvest units, and
- B. No Suitable Habitat within 0.25 miles of timber operations

Northern Spotted Owl Surveys: As there is no suitable NSO habitat within the Project Area and no suitable NSO habitat within 0.25 mile; no NSO surveys are required.

Northern Spotted Owl Project Protection Measures

- No Trees will be removed.
- No vegetation along Dry Creek will be altered.
- There is no suitable NSO habitat within the Project Area or within 0.25 mile of the Project.
- There are no known NSO territories within 1.3 miles of the Project Area.
- No northern spotted owl surveys are required.
- No operations, other than the use and maintenance of existing roads, will occur within 1,000' of any occupied spotted owl activity center. **At this time, there are no known NSO activity centers within 1.3 miles of this Project.**
- Seasonal disturbance buffers (1/4 mile) will be observed for occupied sites during the breeding season (01FEB – 31AUG) or at least until protocol surveys support probable absence, non-nesting, nest failure, or fledgling flight can be determined. **At this time, there are no known NSO activity centers within 1.3 miles of this Project.**
- If Project Description changes from that listed within this Assessment, a new NSO Assessment may be required.

Attachments

Attachment #1 – Topographical Map – Project Location and NSOs within 1.3 Miles (1 page)

Attachment #2 – CA Fish & Wildlife Spotted Owl Sites Found – Report #1 (1 page)

Attachment #3 – Aerial Photo of Project Area and ¼ Mile Assessment Area (1 page)

Northern Spotted Owl Contact Information

Questions or comments regarding this NSO information can be directed to:

Pamela Town
Consulting Wildlife Biologist & SOE
Forest Ecosystem Management, PLLC
(406) 490-7427
Pamtown30@gmail.com

Other Information

Definitions:

- Activity Center: Area of concentrated activity of either a pair of NSOs or a single territorial NSO, represented by a mapped location (usually a nest tree) that occurs within, but not necessarily in the exact center of, the core area. Where clusters of site centers exist in a core area a geographic centroid or nearest neighbor calculation may be used as a designated activity center for habitat analysis purposes. A single territory may also have more than one designated activity center.
- Territory: A spatial area of landscape that is defended by a single resident or pair of northern spotted owls. Specific NSO territories generally refer to a fixed geographic area. Over time, individual spotted owls may occupy different territories (i.e. breeding dispersal, interference competition with barred owls, changes in habitat or prey availability, etc.).

- Home Range: In the absence of site-specific data, the home range is a 1.3-mile radius circle centered on the activity center.
- Territory Identification Number (NAP0005): A number generated by the California Department of Fish & Wildlife assigned to a geographic area currently and/or historically occupied by northern spotted owls.
- Suitable Habitat: Areas meeting the criteria for high quality nesting/roosting habitat, suitable nesting/roosting habitat, suitable foraging habitat, and low-quality foraging habitat.
- Unsuitable Habitat: Areas not meeting the criteria for high quality nesting/roosting habitat, suitable nesting/roosting habitat, suitable foraging habitat, and low-quality foraging habitat.
- NSO Breeding Season: February 1 to August 31st within the inland ecotype.
- Degrade Habitat: Signifies when treatments have a negative influence on the quality of habitat due to the removal or reduction of NSO habitat elements but not to the degree where the existing habitat function is changed.
- Downgrade Habitat: Treatments that reduce habitat elements to the degree the habitat will not function in the capacity that exists pre-treatment, but the activities will not remove habitat entirely.
- Assessment Area: The area used to address northern spotted owls includes 1) Project Footprint; 2) Area within ¼ mile of Project Footprint; 3) 1.3 miles from Project Footprint.

References:

CalFire FRAP Fire Perimeters. <https://frap.fire.ca.gov/frap-projects/fire-perimeters/> Website accessed 2021.

CalFire. 2008. Important Information for Timber Operations Proposed within the Range of the Northern Spotted Owl. California Department of Forestry & Fire Protection. February 2008.

Northern Spotted Owl Take Avoidance Analysis and Guidance for Private lands in California. Attachment B: Take Avoidance Analysis – Interior. United States Department of Interior Fish & Wildlife Service. February 2008.

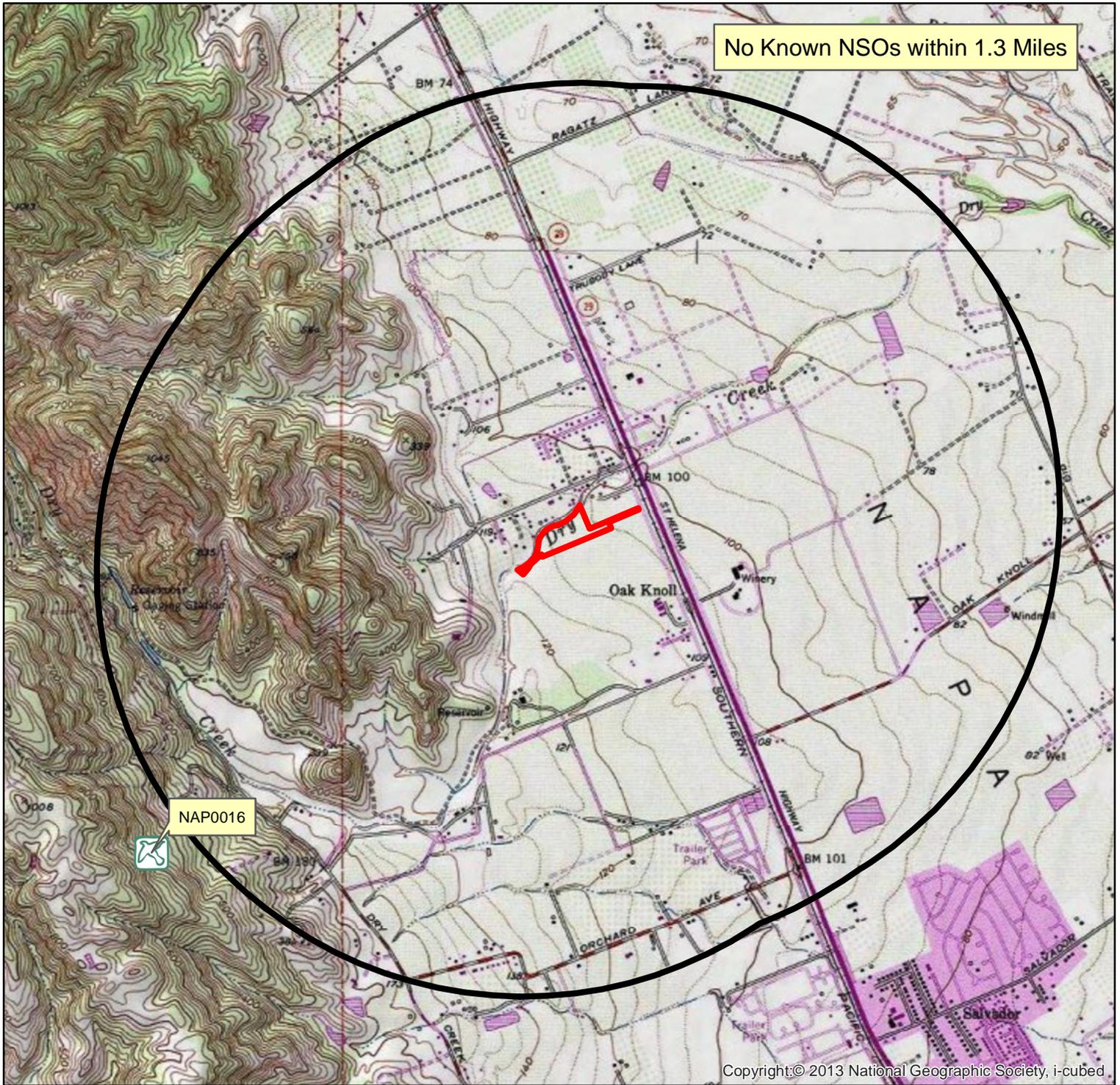
Northern Spotted Owl Take Avoidance Analysis and Guidance for Private lands in California. Attachment B: Take Avoidance Analysis – Interior. United States Department of Interior Fish & Wildlife Service. Updated November 2019.

Northern Spotted Owl Viewer (BIOS CA Natural Diversity Database). Managed by California Department of Fish & Wildlife.

Protocol for Surveying Proposed Management Activities That May Impact Northern Spotted Owls. Endorsed by the U.S. Fish & Wildlife Service. February 2, 2011 and Revised January 9, 2012.

Zeiner, D.C., W.F. Laudenslayer, K.E. Mayer, and M. White, eds. 1988 – 1990. California’s Wildlife. Vol. I – III. California Department of Fish & Game, Sacramento, CA.

Arrow & Branch Winery Project Location



Legend

-  Property Boundary
-  1.3 Mile Assessment Area
-  NSO

Portions Sec. 18 T06N, R04W MDB&M
APN: 034-190-040-000
Napa County



1 in = 2,917 ft

Date: 7/22/2021

Data Version Date:
06/29/2020
Report Generation Date:
7/22/2021

Report #1 - Spotted Owl Sites Found
Known Spotted Owl sites having observations
within the search area.



Meridian, Township, Range, Section (MTRS) searched:

M_06N_04W Sections(07,08,09,16,17,18,19,20,21,28,29,30);

M_06N_05W Sections(11,12,13,14,23,24,25,26);

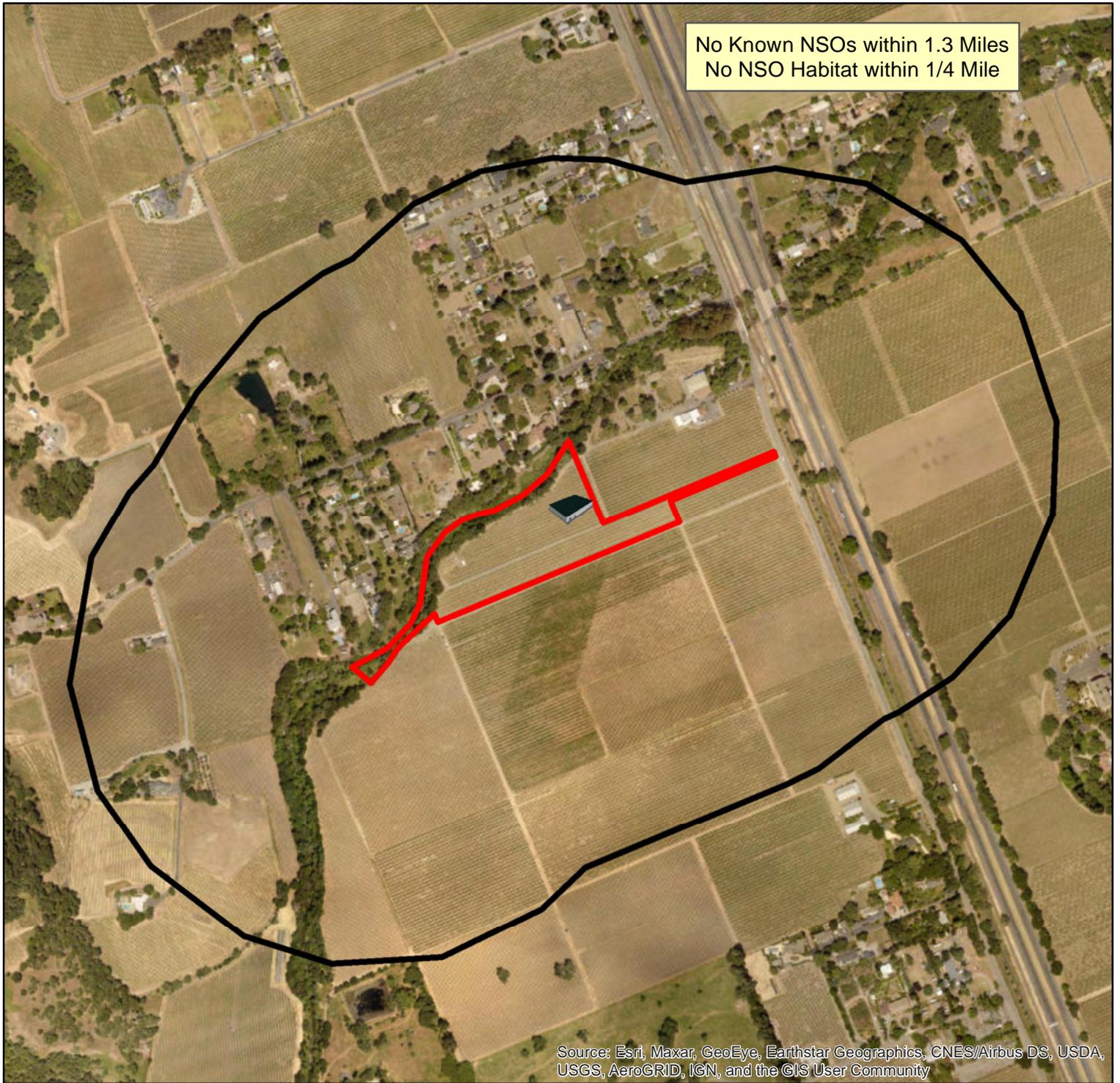
NOTES:

Arrow & Branch Winery

Masterowl	Subspecies	LatDD NAD83	LonDD NAD83	MTRS	AC Coordinate Source
NAP0010	NORTHERN	38.343553	-122.396663	M 06N 05W 27	Contributor 3.9 Miles
NAP0016	NORTHERN	38.347983	-122.365383	M 06N 05W 24	Contributor 1.8 Miles
NAP0020	NORTHERN	38.337498	-122.376345	M 06N 05W 26	Contributor 3+ Miles
NAP0031	NORTHERN	38.371590	-122.391900	M 06N 05W 15	Contributor 3.4 Miles
NAP0038	NORTHERN	38.355946	-122.405716	M 06N 05W 22	Contributor 4+ Miles

Owls in
1.3 Miles:
NONE

Arrow & Branch Winery Project



Legend

-  Property Boundary
-  Project Area - Winery
-  1/4 Mile Assessment Area

Portions Sec. 18 T06N, R04W MDB&M
APN: 034-190-040-000
Napa County



1 in = 833 ft
Date: 8/2/2021

“H”

Environmental Noise Assessment

Arrow and Branch Winery, Use Permit Major Modification P23-00057
Planning Commission Hearing Date September 17, 2025

***ARROW AND BRANCH WINERY
USE PERMIT MODIFICATION
ENVIRONMENTAL NOISE ASSESSMENT***

Napa County, California

October 18, 2023

Prepared for:

**Arrow and Branch Winery
C/O: Ms. Donna Oldford
Plans4Wine**

Prepared by:

Fred Svinth, INCE, Assoc. AIA
ILLINGWORTH & RODKIN, INC.
//// Acoustics • Air Quality ///
429 East Cotati Avenue
Cotati, CA 94931
(707) 794-0400

Job No.: 23-127

EXECUTIVE SUMMARY

This Environmental Noise Analysis evaluates the potential for increased noise as a result of the proposed use permit modification of the Arrow and Branch Winery. The permit modification will result in increased square footage of production and accessory uses along with an increase in wine production, on-site employment, the maximum number of visitors and the number of marketing events allowed. Noise attributable to project operations with the permit modification, such as parking lot noise, truck deliveries, winery operations, and marketing events were evaluated and potential impacts to nearby residences were identified. Based on the noise standards presented in the Napa County General Plan, except for outdoor marketing events with music performances and indoor marketing events with open windows and/or doors all noise generated at the project site is expected to meet the Napa County noise thresholds at the nearest residential property lines. Recommendations to mitigate the impact of noise from marketing events at the adjacent residences are included.

INTRODUCTION

This Environmental Noise Assessment evaluates the potential for increased noise as a result of the proposed use permit modification of the Arrow and Branch Winery located at 5210 Solano Avenue in unincorporated Napa County in terms of the regulatory criteria established by the Noise Policy of the Napa County General Plan. This report includes a summary of applicable noise regulations, the results of a noise monitoring survey conducted for the project, and an assessment of noise impacts and the need for noise mitigation measures to meet the applicable County standards at adjacent noise sensitive land uses. Persons not familiar with environmental noise analysis are referred to Appendix A for additional discussion.

PROJECT DESCRIPTION

The Arrow and Branch Winery is in current operation and is requesting to modify its current use permit as follows:

1. An increase in production from 30,000 gallons per year to 45,000 gallons of wine per year,
2. An increase in on-site employment from 2 to 9 full-time and 1 to 2 part-time positions,
3. An increase in visitors from a maximum of 15 to a maximum of 40 per day, and
4. An increase in approved annual events from 6 events with 30 guests and 1 event with 125 guests to a maximum of 12 events with 30 visitors and 2 events with 125 guests.

To support the increased production the project also proposes to increase the Production facility¹ from 10,268 sq.ft. to 13,797 sq.ft. and increase the footprint of Accessory uses² from 379 sq.ft. to 4,308 sq.ft.

The project site is situated west of Hwy 29 and Solano Avenue and south of Darms Lane and an unnamed creek, north of the City of Napa in un-incorporated Napa County. The Winery is bordered on the north by an unnamed creek and residential uses, and by vineyards to the south, west and east. Figure 1 shows the site extents, development boundaries and vicinity.



Figure 1: Project Site and Vicinity

¹ The proposed production area increase provide for a second fermentation room and second barrel storage area.

² The proposed include accessory area increases provide for a Hospitality Addition which will include winery offices, mixed-use conference and tasting rooms, winery storage, a catering staging area, and visitor restrooms.

NAPA COUNTY NOISE REGULATIONS

The Arrow and Branch Winery lies north of the Napa City Limits and is contained entirely within Napa County and as a result, the following Napa County noise standards apply.

2008 Napa County General Plan

The Community Character Element of the 2008 Napa County General Plan sets forth goals and policies to protect people from exposure to excessive noise. Goals and policies contained in this document that are relevant to this project are as follows:

Goal CC-7: Accept those sounds which are part of the County’s agricultural character while protecting the people of Napa County from exposure to excessive noise.

Goal CC-8: Place compatible land uses where high noise levels already exist and minimize noise impacts by placing new noise-generating uses in appropriate areas.

Policy CC-35: The noises associated with agriculture, including agricultural processing, are considered an acceptable and necessary part of the community character of Napa County, and are not considered to be undesirable provided that normal and reasonable measures are taken to avoid significantly impacting adjacent uses.

Policy CC-37: The County shall seek to limit excessive noise impacts of recreational uses—including motorboats, shooting ranges, motorcycles, and other noise-producing equipment—through the enforcement of applicable laws (such as requirements for mufflers) and limits on the location and/or extent of such uses.

Policy CC-38: The following are the County’s standards for maximum exterior noise levels for various types of land uses established in the County’s Noise Ordinance. Additional standards are provided in the Noise Ordinance for construction activities (i.e., intermittent or temporary noise).

**Exterior Noise Level Standards
(Levels not to be exceeded more than 30 minutes in any hour)**

Land Use Type	Time Period	Noise Level (dBA) by Noise Zone Classification		
		Rural	Suburban	Urban
Single Family Homes and Duplexes	10 pm to 7 am	45	45	50
	7 am to 10 pm	50	55	60
Multiple Residential 3 or More Units Per Building (Triplex+)	10 pm to 7 am	45	50	55
	7 am to 10 pm	50	55	60
Office and Retail	10 pm to 7 am	60		
	7 am to 10 pm	65		
Industrial and Wineries	Anytime	75		

- a) For the purposes of implementing this policy, standards for residential uses shall be measured at the housing unit in areas subject to noise levels in excess of the desired levels shown above.
- b) Industrial noise limits are intended primarily for use at the boundary of industrial zones rather than for noise reduction at the industrial use.
- c) Where projected noise levels for a given location are not included in this Element, site-specific noise modeling may need to be conducted in order to apply the County’s Noise policies.
- d) For further information, see the County Noise Ordinance.

Policy CC-48: Where proposed commercial or industrial land uses are likely to produce noise levels exceeding the standards contained in this Element at existing or planned noise-sensitive uses, an acoustical analysis shall be required as part of the environmental review process so that noise mitigation may be included in the project design.

Policy CC-49: Consistent with the County’s Noise Ordinance, ensure that reasonable measures are taken such that temporary and intermittent noise associated with construction and other activities does not become intolerable to those in the area. Construction hours shall be limited per the requirements of the Noise Ordinance. Maximum acceptable noise limits at the sensitive receptor are defined in Policies CC-35, CC-36, and CC-37.

Napa County Noise Ordinance

Section 8.16.070 of the Napa County Noise Ordinance regulates exterior noise levels within the unincorporated area of the county due to operational related noise as follows;

No person shall operate, or cause to be operated, any source of sound at any location within the unincorporated area of the county, or allow the creation of any noise on property owned, leased, occupied or otherwise controlled by such person, which causes the noise level, when measured on any other property, either incorporated or unincorporated, to exceed:

- a. The noise standard for that land use as specified in Table 8.16.070 for a cumulative period of more than thirty minutes in any hour [equivalent to the L₅₀ noise metric]; or
- b. The noise standard plus five dB for a cumulative period of more than fifteen minutes in any hour [equivalent to the L₂₅ noise metric]; or
- c. The noise standard plus ten dB for a cumulative period of more than five minutes in any hour [equivalent to the L₀₈ noise metric]; or
- d. The noise standard plus fifteen dB for a cumulative period of more than one minute in any hour [equivalent to the L₀₂ noise metric];
- e. The noise standard plus twenty dB or the maximum measured ambient level, for any period of time [equivalent to the L_{max} noise metric].

Table 8.16.070: EXTERIOR NOISE LIMITS
(Levels not to be exceeded more than 30 minutes in any hour)

Receiving Land Use Category	Time Period	Noise Level (dBA) Noise Zone Classification		
		Rural	Suburban	Urban
Residential: Single and double	10 p.m. to 7 a.m.	45	45	50
	7 a.m. to 10 p.m.	50	55	60
Residential: multiple and country	10 p.m. to 7 a.m.	45	50	55
	7 a.m. to 10 p.m.	50	55	60
Commercial	10 p.m. to 7 a.m.	60		
	7 a.m. to 10 p.m.	65		
Industrial, including wineries	10 p.m. to 7 a.m.	75		
	7 a.m. to 10 p.m.	45		

Based on the exterior noise limits shown in Table 8.16.070 and the cumulative hourly noise levels described above for rural residential and commercial uses are as shown in Table 1, following:

Table 1: County Noise Ordinance Standards

Hourly Noise Metric	Rural Residential		Commercial	
	Daytime Level	Nighttime Level	Daytime Level	Nighttime Level
L ₅₀ (30 Min.)	50 dBA	45 dBA	65 dBA	60 dBA
L ₂₅ (15 Min.)	55 dBA	50 dBA	70 dBA	65 dBA
L ₀₈ (5 Min.)	60 dBA	55 dBA	75 dBA	70 dBA
L ₀₂ (1 Min.)	65 dBA	60 dBA	80 dBA	75 dBA
L _{max}	70 dBA	65 dBA	85 dBA	80 dBA

If the measured ambient noise level differs from that permissible within any of the first four noise categories (L₅₀, L₂₅, L₀₈, L₀₂), the allowable noise exposure standard shall be the ambient noise level.

Another provision is included to correct the allowable noise standard for the character of the sound as follows,

“In the event the alleged offensive noise, as judged by the noise control officer, contains a steady, audible tone such as a whine, screech or hum, or is a repetitive noise such as hammering or riveting, or contains music or speech, the standard limits set forth in Tables 8.16.060 and 8.16.070 shall be reduced by five dB, but not lower than forty-five.”

EXISTING NOISE ENVIRONMENT

To quantify the existing noise levels near the property lines of the closest noise sensitive (residential) uses, an ambient noise monitoring survey consisting of one short term and two long-term noise measurements was conducted between 12pm on Friday, August 25th and 12pm on Wednesday, August 30th, 2023. The noise measurements were made using Larson-Davis Laboratories (LDL) precision Type 1 model meters fitted with a ½-inch pre-polarized condenser microphones and windscreens. The meters were calibrated before and after installation with an LDL acoustical calibrator. During the measurement period the weather was clear with no precipitation. The noise monitoring locations are identified in Figure 2.



Figure 2: Site, Noise Measurement Locations and Adjacent Residences

The first long-term sound level measurement (LT-1) was made on the Hwy 29/ Solano Avenue project property line as shown in Figure 2. The monitoring equipment was installed on a utility pole on the west side of Solano Avenue adjacent to the eastern project property line. The monitor was about 25 feet, 130 feet and 215 feet from the respective centerlines of Solano Avenue, the Wine Train rail line, Hwy 29. Noise from Hwy 29 dominated the noise environment, while occasional traffic on Solano Avenue and train passbys, contributed occasional higher noise levels emissions to the ambient noise environment at LT-1. The hourly trend in noise levels at this location, including the energy equivalent noise level (L_{eq}), maximum (L_{max}), minimum (L_{min}), and the noise levels exceeded 2, 8, 25, and 50 percent of the time (indicated as L_2 , L_8 , L_{25} , and L_{50}) are shown on Chart 1.

A review of Chart 1 shows that the average weekday noise levels ranged from 61 to 70 dBA L_{eq} during the day, and 48 to 69 dBA L_{eq} at night, and average weekend noise levels ranged from 60 to 70 dBA L_{eq} during the day and 48 to 67 dBA L_{eq} at night. The calculated average day/night noise level (L_{dn}) at this location was 68 dBA on weekdays and 69 dBA on the weekend. The overall L_{dn} at this location was found to be 69 dBA. The average, maximum, minimum levels measured for the daytime and nighttime periods for the entire LT-1 measurement along with the corresponding Napa County Noise Standard Limits are shown in Table 2, following.

Table 2: Comparison of LT-1 Noise Measurements Results and Napa County Standards

Type of Level		Noise Level, dBA				
		L_{50}	L_{25}	L_8	L_2	L_{max}
Daytime Levels	County Noise Standard	50	55	60	65	70
	Average Level Measured	60	64	72	77	85
	Range (Max/Min)	57/64	60/70	62/76	68/79	57/97
Nighttime Levels	County Noise Standard	45	50	55	60	65
	Average Level Measured	52	57	61	66	80
	Range (Max/Min)	39/65	45/68	53/74	57/78	70/92

The second long-term sound level measurement (LT-2) was made on the project property line near the western extent of the property and the adjacent residential properties to the northwest across the creek as shown in Figure 2. The monitoring equipment was installed on the trunk of a tree at a height of 10 feet above grade. Noise levels measured at this site were primarily produced by distant traffic and winery noise sources along with sounds produced by insects and other noise associated woodland areas and bird chirps. The hourly trend in noise levels at this location, including the energy equivalent noise level (L_{eq}), maximum (L_{max}), minimum (L_{min}), and the noise levels exceeded 2, 8, 25, and 50 percent of the are shown on Chart 2.

The average weekday noise levels at LT-2 ranged from 36 to 56 dBA L_{eq} during the day, and 30 to 52 dBA L_{eq} at night, and average weekend noise levels ranged from 37 to 55 dBA L_{eq} during the day and 30 to 51 dBA L_{eq} at night. The calculated average day/night noise level (L_{dn}) at this location was 47 dBA on weekdays and 52 dBA on the weekend. The overall L_{dn} at this location was found to be 51 dBA. The average, maximum, minimum levels for the daytime and nighttime levels for the entire LT-2 measurement period are shown in Table 3, along with the Napa County Noise Standards.

Table 3: Comparison of LT-2 noise measurements results and Napa County Standards

Type of Level		Noise Level, dBA				
		L ₅₀	L ₂₅	L ₈	L ₂	L _{max}
Daytime Levels	County Noise Standard	50	55	60	65	70
	Average Level Measured	42	44	47	50	60
	Range (Max/Min)	32/56	36/57	36/65	41/60	49/73
Nighttime Levels	County Noise Standard	45	50	55	60	65
	Average Level Measured	40	41	43	45	52
	Range (Max/Min)	28/51	30/52	33/53	35/53	41/68

Two short-term, 15-minute duration, noise measurements (ST-1 and ST-2 in Figure 2) were made on the northern property line opposite the creek from the property lines of the nearest residences to the north (Residences 3 and 4) as shown in Figure 2. The average day-night noise level (L_{dn}) at the short-term measurement locations were estimated at this site by correlating the short-term measurement data to the data gathered during the corresponding time period at the long-term sites. Noise levels measured at the short-term measurement locations were produced by distant traffic and winery noise sources along with sounds produced by insects and other noise associated woodland/ riparian areas and bird chirps. The measurement results and estimated L_{dn} levels at these locations are shown in Table 4, following.

Table 4: Summary of Short-Term Noise Measurement Data, dBA

Noise Measurement Location	L ₅₀	L ₂₅	L ₀₈	L ₀₂	L _{max}	L _{dn}
ST-1: Near Property line of Residence 3 to project site.	48	49	50	51	56	57
ST-2: Near Property line of Residence 4 to project site.	43	45	47	54	59	53
County Daytime Noise Standard	50	55	60	65	70	
County Nighttime Noise Standard	45	50	55	60	65	

Note: L_{dn} is approximated by correlation to the corresponding measurement period at the long-term sites.

PROJECT SPECIFIC NOISE LEVEL CRITERIA

Based on the results of the noise measurements, the existing levels at the property lines shared with the nearest residences north of the creek (Residences 1 through 8 as shown in Figure 2) do not exceed the Napa County Noise Limits for L_{max}, L₂, L₈, L₂₅, and L₅₀ during the daytime or nighttime. The average measured levels at the residences is expected to be between 5 and 10 dBA (or more) below the County noise limits. Therefore, the standard County Daytime and Nighttime noise standards are used in this analysis.

Chart 1: Measured Noise Levels at LT-1

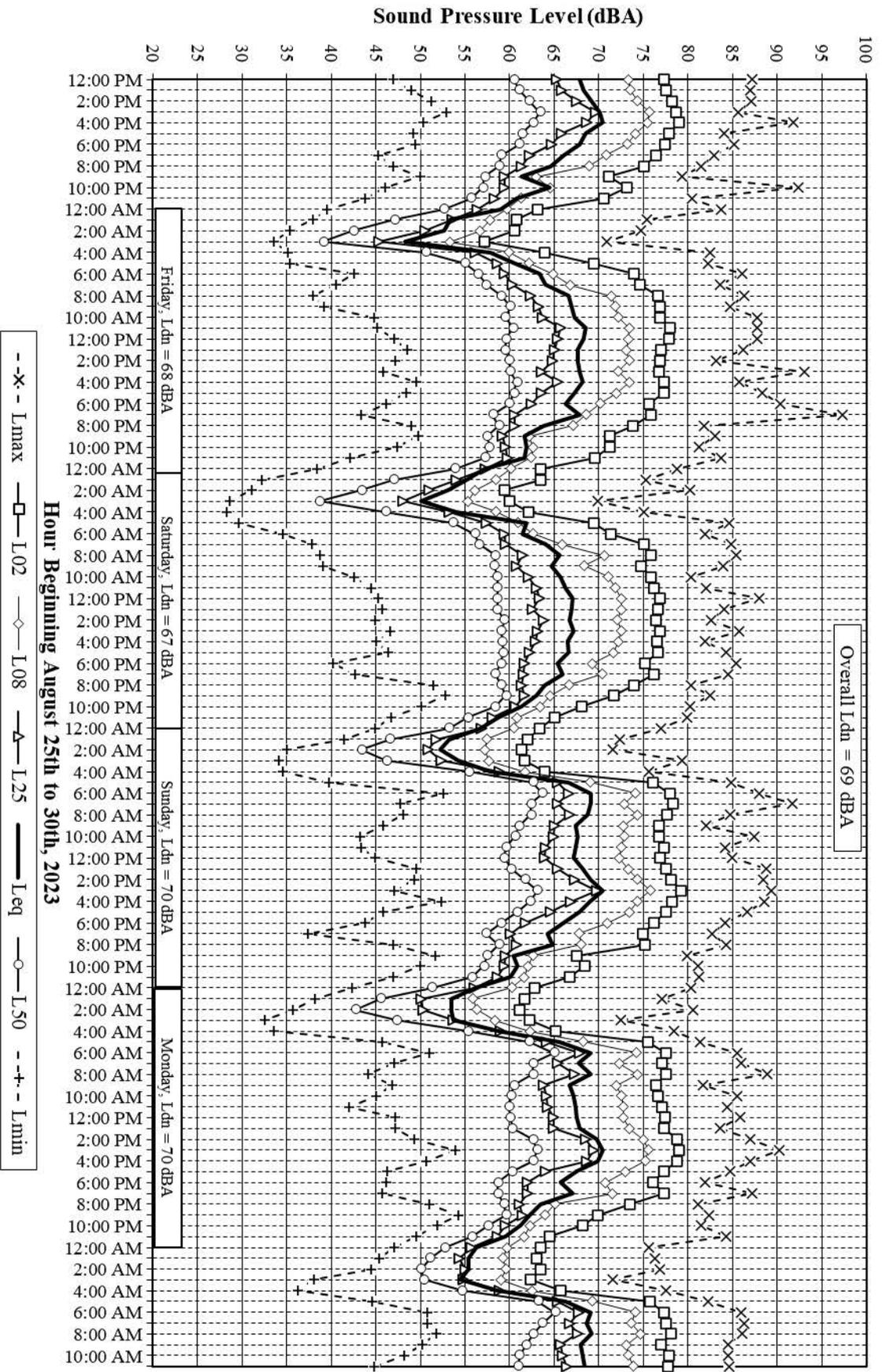
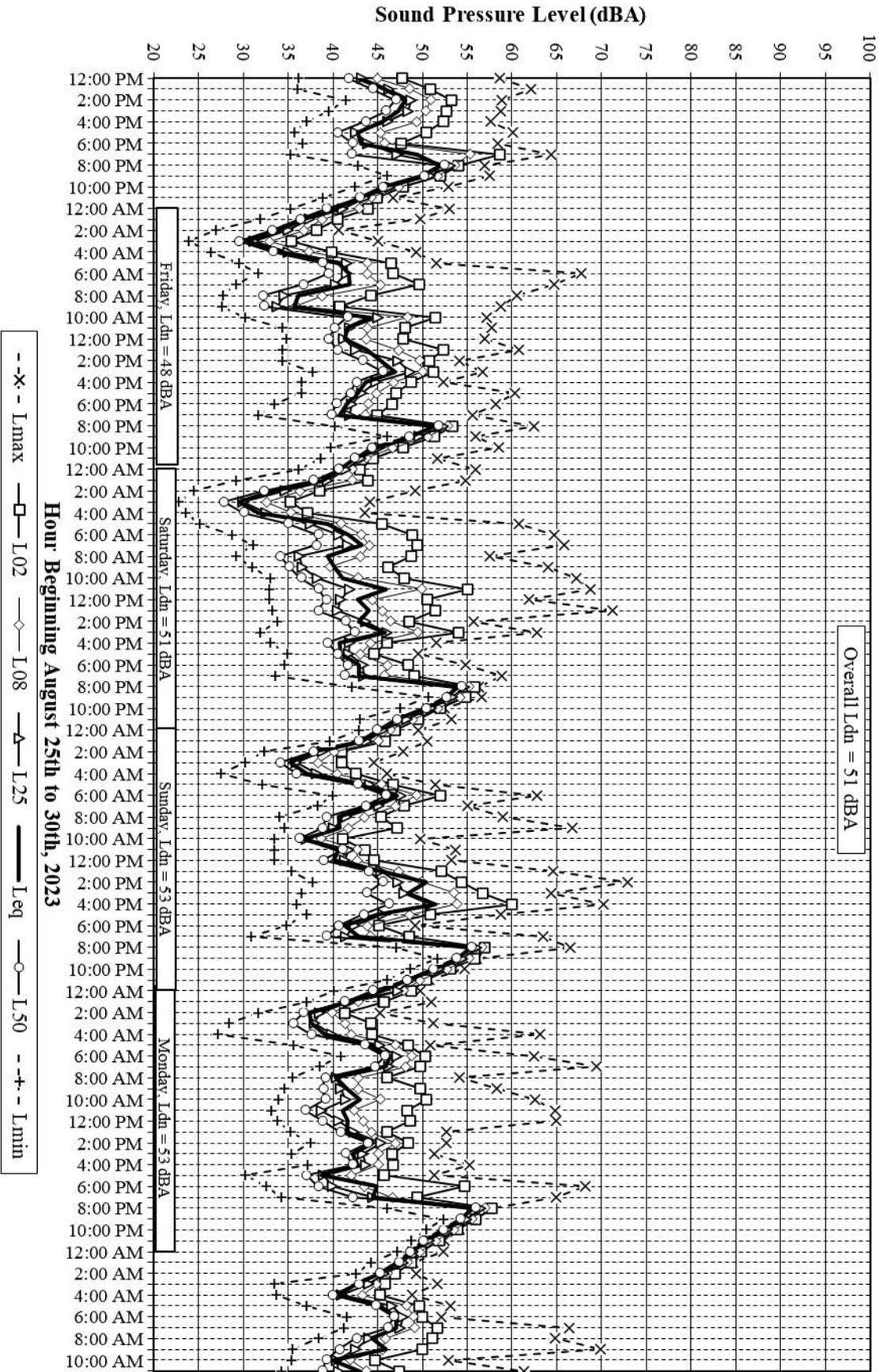


Chart 2: Measured Noise Levels at LT-2



NOISE ASSESSMENT

Estimating the expected noise produced by, and impacts from, the proposed modification of the Arrow and Branch Winery use permit at adjacent noise sensitive uses requires three elements; the first is an assessment of what increases in noise producing operations are likely to occur, the second is typical noise source levels for those operations, and the third is to determine the temporal nature of the operations.

I. Identification of Noise Producing operations/uses

There are a number of operations associated with wine production and events at the facility that will produce noise. These include:

1. Project Traffic,
2. Winery operations and seasonal production activities,
3. Maintenance and forklift operations, and
4. Marketing Event noise.

II. Typical Noise Source Levels

To estimate the noise levels associated with project operations, some attention must be given to the temporal nature of the noise produced. Below each of the major winery related noise producing operations outlined above are discussed:

Project Traffic would produce the following type and range of traffic noise levels:

- Automobile and light vehicle traffic accessing the tasting room would occur during the daytime hours and noise produced is expected to include the sounds of vehicles traveling on the access road maneuvering in parking areas, engine starts, door slams. Automobile and other light vehicle traveling at 25 to 35 mph typically produce sound levels of between 59 to 65 dBA at 50 feet. Parking lot activities such as engine starts, door slams and low speed vehicle movements typically produce maximum sounds levels ranging from 53 dBA to 63 dBA at 50 feet.
- Truck traffic on the project site will continue to access the winery off of Solano Avenue via the project access road. Noise levels generated by truck traffic are dependent on the size and speed of trucks, typical noise levels generated by heavy duty (semi-tractor trailer type) trucks would be expected to range from 70 to 75 dBA when traveling at constant speeds to 75 to 80 dBA when stopping/starting and maneuvering at a distance of 50 feet. Typical maximum noise levels generated by medium (box type and delivery) trucks would be expected to range from 60 to 65 dBA when traveling at constant speeds to 65 to 70 dBA when stopping/starting and maneuvering at a distance of 50 feet.

Winery and seasonal production operations typically produce the following type and range of noise levels³:

- Refrigeration equipment, as a maximum condition, is assumed operate under constant conditions day and night. Though the model, type and capacities of the existing or any additional cooling compressors are not known, field measurements of such equipment shows that sound from such equipment can produce levels of between 50 dBA to 65 dBA at 50 feet, with average (L_{eq}) noise levels of 60 dBA at 50 feet.
- Air compressors, used for various processes in the facility, typically cycle on and off based on the need for compressed air. Though the model, type and capacities of existing or any additional cooling compressors for the facility are not specified, from field measurements of cooling

³ The Use permit modification requests an increase in production from 30,000 gallons per year (~12,500 cases) to 45,000 gallons (~18,750 cases) of wine per year.

compressors at other wineries, we expect this equipment to produce average (L_{eq}) sound levels of 62 dBA at 50 feet.

- Bottling would be constant on an hourly basis although it is likely to occur for only a few weeks each year. Based on sound level measurements of mobile (truck based) and fixed bottling lines at other wineries, we would expect bottling operations to produce average (L_{eq}) sound levels of between 65 and 70 dBA at 50 feet.
- Crush activities typically occur for about two weeks each year. The majority of the noise sources associated with the crush include the operation of hoppers, presses, destemmers, separators, crushers, air compressors, forklifts, conveyors, etc. Average noise levels resulting from the crush are typically constant on an hourly basis. Individual pieces of crush-specific equipment such as the separators and destemmers are relatively quiet with sound levels of around 50 dBA L_{eq} at about 50 feet, however the composite crush activities at a small sized winery, such as the proposed 45,000 Gallon (~16,750 case) capacity facility, typically generate noise levels of about 62 dBA L_{eq} , at a distance of 50 feet from the center of operations. During the crush, discrete maximum noise events, such as the setting of empty bins, may reach 70 to 80 dBA L_{max} at 50 feet from the center of operations.

Maintenance and forklift operations typically produce intermittent noise depending on the exact nature of the operation. These would likely occur at a much less than a daily rate although operations may span several hours once initiated. Backup alarms (or beepers), which are repetitive and irritating by design, also produce noise during these activities, and as with forklift operations themselves are expected to be intermittent by nature. Based on experience with other winery operations, we estimate that noise levels from these operations may reach levels of between 66 and 67 dBA at 50 feet.

Marketing Event Noise

The Use permit modification requests an increase in approved events from 6 events with 30 guests and 1 event with 125 guests to a maximum of 12 events with 30 visitors and 2 events with 125 guests. The project description states that no amplified outdoor music will occur at the project outdoor spaces. However, considering the proposed event sizes, outdoor or indoor events may have background music, outdoor events may include non-amplified (acoustic) music performance and indoor events may have amplified music performances. Table 5 lists typical average noise levels at distances of 50 feet from the source generated by the types of events which may occur at the project.

Table 5: Typical Noise Source Levels for Events (A-Weighted L_{eq} Levels)

Event or Activity	Typical Noise Level @ 50 ft.
Amplified Music Performances	72 dBA ¹
Amplified Speech	70 dBA
Non-amplified (acoustic) Music Performances	67 dBA ¹
30 Guests in Raised Conversation with Background Music	56 dBA
125 Guests in Raised Conversation with Background Music	62 dBA

¹ Based on the results of measurements conducted at wineries and other event venues, I&R has found that Music performances are louder than multiple (100 person) guests with background music. In general, we have found that when music is only used as a background for dinner, tasting, and similar events it is played at a lower level to encourage conversation. Conversely, where Music performances are a focal point of an event, they typically produce higher sound levels than simple background music.

Considering our review of the project plans and experience with other wineries, events may occur inside the Existing Winery Building, the Hospitality Addition, or the previously approved covered terrace as identified in Figure 3.

III. Propagation of sound

The final step in estimating the project noise levels is assessing the propagation of sound to the sensitive receptors. To do this, it is necessary to assume some rate of sound attenuation between the operations and receiver locations. The most dominant physical effect is due to the spreading out of sound waves with distance. Depending on ground absorption conditions noise from traffic noise sources can be considered to attenuate at 3 to 4.5 dB per doubling of distance from the source while noise from fixed project source can be considered to attenuate at a rate of 6 to 7.5 dB per doubling of distance from the source. Considering the vineyard and other vegetative over much of the site, distance attenuation rates of 4.5 dB per distance doubling for traffic noise sources and 7.5 dB per distance doubling for fixed noise sources are used in this analysis. Other effects can modify these fall-off rates such as partial shielding from buildings or topography, atmospheric attenuation of sound, and meteorological effects. These effects almost always reduce the noise in addition to that due to sound divergence. As most of these effects will vary with time due to changing environmental conditions, it is most conservative to assume only attenuation due to divergence for outdoor activities, minimum terrain or building shielding factors (6 dBA) where intervening terrain or structures break the line of sight from source to receiver, and structural attenuation rates of 12 dBA for indoor event/operations with open windows and doors, or 20 dBA with closed windows and doors.

The closest noise sensitive uses to the Winery are the residences to the north of the site across the creek identified as Residences 2, 3, 4 and 6 in Figure 2.

IMPACT ASSESSMENT

As stated in the project description, to support the increased production the project proposes to increase the size of the Production facility from 10,268 sq.ft. to 13,797 sq.ft. with the addition of secondary fermentation and barrel storage areas and to increase the footprint of Accessory uses from 379 sq.ft. to 4,308 sq.ft. with the addition a Hospitality area with will include a great room, winery offices, mixed-use conference and tasting rooms, winery storage, a catering staging area, and visitor restrooms, and an exterior cover terrace. Figure 3 shows the orientation of the new and previously approved building areas in relation to the immediate winery development area.

Impact 1: Increased Vehicular Noise on Winery Access Road.

Automobile parking and traffic

Autos and passenger vehicles would continue to use the existing driveway from Solano Avenue and the parking areas south of the winery building. A review of the project site plan and information from Google Earth indicates that:

- The property line of Residence 1 is approximately 375 feet from the closest winery visitor parking area and 390 feet from the site driveway,
- The property line of Residence 2 is partially shielded by the winery buildings at approximately 300 feet from the closest winery visitor parking area and 320 feet from the site driveway,
- The property line of Residence 3 is shielded by the winery buildings at approximately 230 feet from the closest winery visitor parking area and 260 feet from the site driveway,
- The property line of Residence 4 is shielded by the winery buildings at approximately 220 feet from the closest winery visitor parking area and 270 feet from the site driveway, and
- The property line of Residence 6 is shielded by the winery buildings at approximately 260 feet from the closest winery visitor parking area and 280 feet from the site driveway.

Given the expected visitor and employee use information provided with the Use Permit Application, these activities are expected to occur for more than 5 but less than 15 minutes out of

an hour on a typical day and fall in the L₀₈ daytime category of 60 dBA (see Table 1). However, during events, on busy weekends, or during harvest season such activities may occur more frequently and occur for more than 15 but less than 30 minutes out of an hour and fall in the Napa County L₂₅ daytime category of 55 dBA. Considering these activity durations and the distances, Table 6, following, summarizes the assessment of automobile noise on the driveway and in the parking lots at the closest residences.

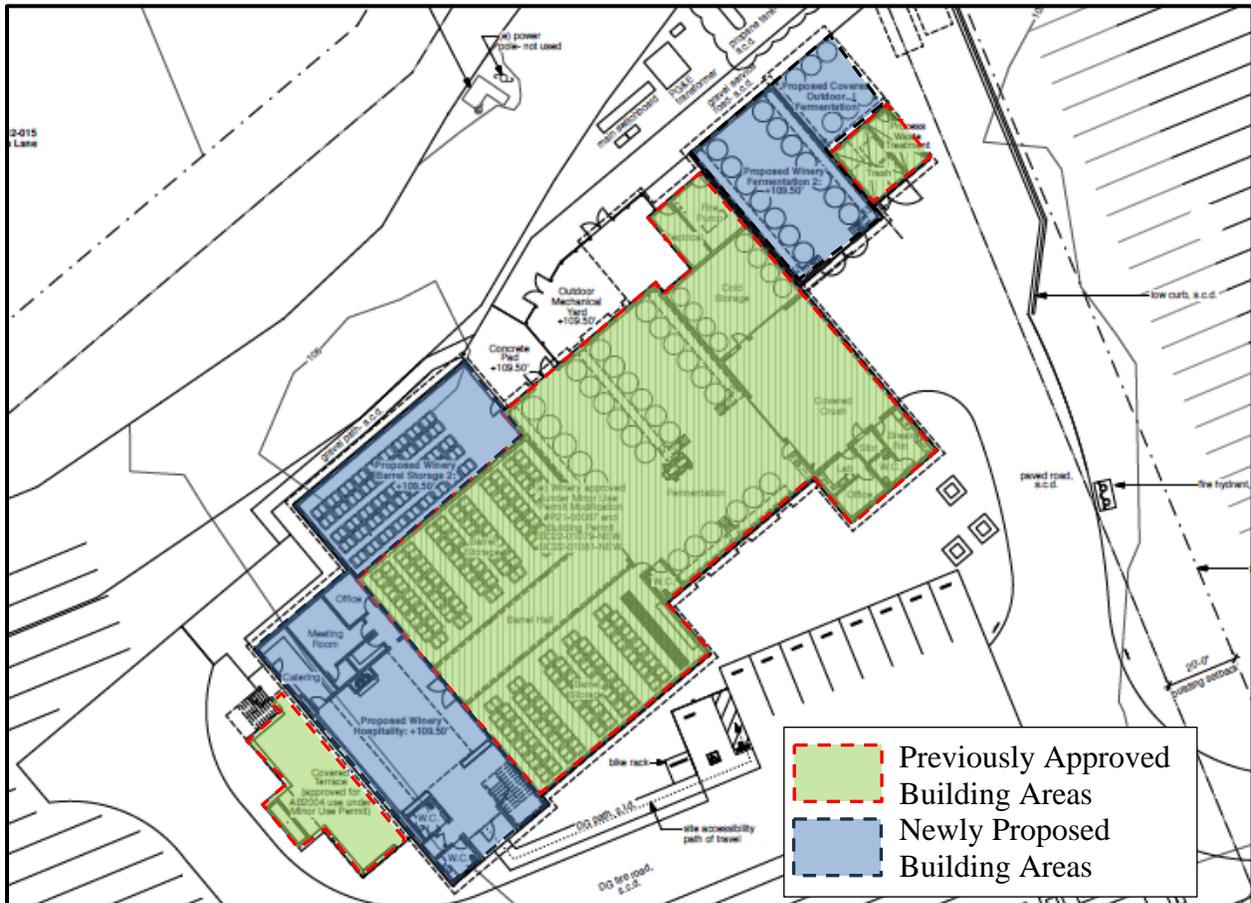


Figure 3: Newly Proposed and Previously Approved Winery Building Areas

Table 6: Driveway and Parking Lot Automobile Noise Levels

	Noise Levels, dBA				
	Res. 1	Res. 2	Res. 3	Res. 4	Res. 6
Daytime L ₀₈ Noise Limit	60	60	60	60	60
Noise levels due to Autos on Winery Access Roads and in parking lot at Adj. Residences	43	42	41	41	40
<i>Driveway Noise Exceeds Daytime L₀₈ Limit?</i>	<i>No</i>	<i>No</i>	<i>No</i>	<i>No</i>	<i>No</i>
Daytime L ₂₅ Noise Limit	65	65	65	65	65
Noise levels due to Autos in parking areas at Adj. Residences	41	41	40	41	39
<i>Parking Noise Exceeds Daytime L₂₅ Limit?</i>	<i>No</i>	<i>No</i>	<i>No</i>	<i>No</i>	<i>No</i>

Based on this finding, noise associated with auto traffic at the winery would comply with Napa County noise standards at all adjacent residences.

Truck Traffic

Trucks entering the Winery site currently enter the site off of Solano Avenue and travel on the access road on the site. A review of the project site plan and information from Google Earth indicates that trucks traveling on this drive path drive would come as close as approximately 330, 260, 230, 250, and 320 feet from the property lines of adjacent Residences 1, 2, 3, 4 and 6 as identified in Figure 2. Based on these distances, the maximum noise levels generated by medium and heavy-duty trucks traveling at constant speeds on the winery driveways would, respectively, be 45 & 55 dBA at Residence 1, 44 & 54 dBA at Residence 2, 42 & 52 dBA at Residences 3 and 4, and 39 & 49 dBA at Residence 6.

Further review of the project site plan and information from Google Earth indicates that trucks maneuvering in the winery shipping/receiving area would be as close as approximately 300, 225, 175, 200, and 280 feet from the property lines of adjacent Residences 1, 2, 3, 4 and 6 as identified in Figure 2. Based on these distances, the maximum noise levels generated by medium and heavy-duty trucks maneuvering in the winery shipping/receiving area would, respectively, be 48 & 58 dBA at Residence 1, 51 & 61 dBA at Residence 2, 50 & 60 dBA at Residence 3, 49 & 59 dBA at Residence 4, and 45 & 55 dBA at Residence 6.

Given the expected truck trip information provided, we expect that the winery will have one truck trip per day during non-harvest season, with an expected increase in truck trips to 4 truck trips per day during harvest season. Based on this usage, maximum noise levels due to on-site Truck traffic is expected to occur for more than 1 but less than 5 minutes out of an hour during the highest use (harvest season) periods and fall in the Napa County L₀₂ daytime category of 65 dBA. Considering this activity duration and sound levels, Table 7 summarizes the assessment of truck traffic noise at the closest residences.

Table 7: On-site Truck Noise Levels

		Noise Levels dBA				
		Res. 1	Res. 2	Res. 3	Res. 4	Res. 6
Daytime L ₀₂ Noise Limit		65	65	65	65	65
Medium Trucks	On site access drives	45	44	42	42	39
	In shipping/receiving area	48	51	50	49	45
Heavy Trucks	On site access drives	55	54	52	52	49
	In shipping/receiving area	58	61	60	59	55
<i>Truck Noise Exceeds Daytime L₀₂ Limit?</i>		<i>No</i>	<i>No</i>	<i>No</i>	<i>No</i>	<i>No</i>

Based on this finding, noise associated with truck use at the winery would comply with the Napa County noise standards at all adjacent residences.

Mitigation 1: None required.

Impact 2: Mechanical Equipment Noise

The winery operations currently, and will continue to, use noise-generating mechanical equipment such as air-cooled condensing units, pumps, and compressors as well as less significant sources of noise, such as air-conditioning systems and exhaust fans. The project drawings show the location of the enclosed project mechanical yard on the northern side to the winery building (see Figure 3). Considering that most or all of the outdoor mechanical equipment to be in this yard and using distance information obtained via Goggle Earth, this equipment may be as close as approximately 310, 230, 110, 130, and 200 feet from the property lines of adjacent Residences 1, 2, 3, 4 and 6 as identified in Figure 2. Thus, under the worst-case condition with the equipment located outside in

the enclosed project mechanical , constant L₅₀ noise levels from mechanical equipment could produce respective L₅₀ levels of 39,42, 50, 49, and 44 dBA at adjacent Residences 1, 2, 3, 4, and 6 as identified in Figure 2. Table 8, below, presents and summarizes the assessment of this worst-case mechanical equipment noise versus the Napa County L₅₀ daytime criterion of 50 dBA at the property lines of the closest noise sensitive uses.

Table 8: Mechanical Equipment Noise Levels

	Noise Levels dBA				
	Res. 1	Res. 2	Res. 3	Res. 4	Res. 6
Daytime L ₅₀ Noise Limit	50	50	50	50	50
Mechanical Noise Levels at Residence	39	42	50	49	44
<i>Mechanical Noise Exceeds L₅₀ Limit?</i>	<i>No</i>	<i>No</i>	<i>No</i>	<i>No</i>	<i>No</i>

Considering the findings shown in Table 9, noise levels associated with worst-case winery mechanical equipment would not exceed the project specific noise standards at the closest noise sensitive uses.

Mitigation 2: None required.

Impact 3: Crush Related Noise

Under the modified use permit annual crush related activities would continue to take place in the covered crush pad of the winery building. Crush activities occurring in these areas will receive some noise shielding from building structures. Based on a review of project plans and distance information obtained via Goggle Earth, crush activities may be as close as approximately 320, 240, 180, 200, and 270 feet from the property lines of adjacent Residences 1, 2, 3, 4 and 6 as identified in Figure 2. As discussed previously, noise from crush activities are largely made up of relatively constant noise, with occasional discrete maximum noise events, such as the setting of empty bins. Noise from crush activities would therefore fall in the Napa County noise criteria of 50 dBA L₅₀ and 70 dBA L_{max}. Table 9, below, presents and summarizes the assessment of crush noise against these L₅₀ and L_{max} noise criteria noise standard and maximum noise events, such as the setting of empty bins.

Table 9: Crush Noise Levels

	Noise Levels dBA				
	Res. 1	Res. 2	Res. 3	Res. 4	Res. 6
Daytime L ₅₀ Noise Limit	50	50	50	50	50
L₅₀ Crush Noise Levels at Residence	30	33	36	35	32
<i>Crush Noise Exceeds Daytime L₅₀ Limit?</i>	<i>No</i>	<i>No</i>	<i>No</i>	<i>No</i>	<i>No</i>
Daytime L _{max} Noise Limit	70	70	70	70	70
L_{max} Crush Noise Levels at Residence	48	51	54	53	50
<i>Crush Noise Exceeds Daytime L_{max} Limit?</i>	<i>No</i>	<i>No</i>	<i>No</i>	<i>No</i>	<i>No</i>

Considering the findings shown in Table 10, noise levels associated with annual crush activities would not exceed the project specific noise standards at the property lines of the closest noise sensitive uses.

Mitigation 3: None required.

Impact 4: Bottling Noise

The project description and drawings do not indicate whether bottling occurs within buildings or in the crush area or shipping/receiving area between the Winery and Production Buildings. However, in keeping with the practice of many similar sized wineries this report assumes that, under worst case conditions, bottling will be done with a mobile bottling truck in the closest areas to the adjacent residences of the covered crush pad. Based on this consideration, and distance information obtained via Goggle Earth, bottling noise is therefore analyzed at respective distances of approximately 320, 240, 175, 200, and 265 feet from the property lines of adjacent Residences 1, 2, 3, 4 and 6 as identified in Figure 2. . As discussed previously, noise from bottling is relatively constant noise and would therefore fall in the Napa County Noise Criteria of 50 dBA L₅₀ at the adjacent residential uses. Table 10, below, presents and summarizes the assessment of indoor bottling noise against the L₅₀ project specific noise criterion.

Table 10: Bottling Noise Levels

	Noise Levels, dBA				
	Res. 1	Res. 2	Res. 3	Res. 4	Res. 6
Daytime L ₅₀ Noise Limit	50	50	50	50	50
Bottling Noise Levels at Residence	38	41	44	43	40
<i>Bottling Noise Exceeds L₅₀ Limit?</i>	<i>No</i>	<i>No</i>	<i>No</i>	<i>No</i>	<i>No</i>

Considering the findings shown in Table 10, noise levels associated with bottling activities would not exceed the project specific noise standards at the closest noise sensitive uses.

Mitigation 4: None required.

Impact 5: Maintenance and Forklift Operations

Forklift and maintenance operations are expected to take place in the covered crush/receiving areas and within the winery and production/barrel buildings. Such activities within buildings would receive significant noise shielding from the building and are not analyzed here. Outdoor forklift and maintenance operations are considered a worst-case condition and are analyzed. Such outdoor operations could therefore occur as close as approximately, 300, 225, 175, 200, and 280 feet from the property lines of Residences 1, 2, 3, 4 and 6. Based on experience with other winery operations, during high activity periods these activities would be expected to occur for more than 15 but less than 30 minutes out of an hour and fall in the Project Specific Noise Criteria of 55 dBA L₂₅ at the adjacent residential uses. However, considering that forklift backup alarms are repetitive and irritating by design, this activity noise has been penalized by 5 dBA and is judged against a more stringent noise criteria of 50 dBA at the adjacent residential uses. Table 11, following, presents and summarizes the assessment of forklift and maintenance activity against this 5-dBA reduced L₂₅ Napa County noise criterion.

Table 11: Forklift and Maintenance Activity Noise Levels

	Noise Levels, dBA				
	Res. 1	Res. 2	Res. 3	Res. 4	Res. 6
Daytime L ₂₅ Noise Limit	50	50	50	50	50
Forklift and Maintenance Noise Levels at Residence	45	48	47	46	42
<i>Forklift and Maintenance Exceeds modified L₂₅ Limit?</i>	<i>No</i>	<i>No</i>	<i>No</i>	<i>No</i>	<i>No</i>

Considering the findings shown in Table 11, noise levels associated with Forklift and Maintenance Activity activities would not exceed the project specific noise standards at the closest noise sensitive uses.

Mitigation 5: None required.

Impact 6: Marketing Event Noise at adjacent residential uses

The Use permit modification requests 6 events per year with 30 visitors, 2 events per year with 125 visitors. Marketing events would conclude by 10 pm. The project description states that no amplified outdoor music will occur at the project outdoor spaces. However, considering the proposed event sizes, outdoor or indoor events may have background music, outdoor events may include non-amplified (acoustic) music performance and indoor events may have amplified music performances. Events may occur inside the Existing Winery Building, the Hospitality Addition, or the previously approved covered terrace as identified in Figure 3. Indoor events would receive noise shielding from building structure estimated at 12 dBA with open windows and doors and 20 dBA with closed windows and/or doors.

Based on a review of the project site plan and distance information obtained via Goggle Earth;

- Outdoor events held in the covered patio area could be close as approximately 460, 380, 200, 175 and 190 feet from the near property lines of Residences 1, 2, 3, 4 and 6,
- Events held within the Hospitality or Winery Buildings could be close as approximately 340, 280, 160, 160 and 175 feet from the near property lines of Residences 1, 2, 3, 4 and 6,

When underway, events typically produce noise from periods of 30 minutes or more per hour, and thus event noise is judged against the L₅₀ standard. Additionally, a 5-dBA penalty is applied to event noise, because event noise typically contains music or speech. Noise from events concluding by 10 pm is therefore judged against the Napa County Event Noise Criteria of 45 dBA L₅₀ (see Table 5).

The following tables present and summarize the assessment of marketing event noise versus project specific criterion for outside events at the Winery Patio area (the closest outdoor event area to all adjacent residences) (Table 12a), indoor events in the Winery Building with open windows and doors (Table 12b), and indoor events in the Winery Building with closed windows and doors (Table 12c).

Table 12a: Winery Covered Patio Event Noise Levels

	Noise Levels, dBA				
	Res. 1	Res. 2	Res. 3	Res. 4	Res. 6
Daytime L ₅₀ Event Noise Limit	45	45	45	45	45
Non-amplified Music Performance	40	42	49	50	50
30 Guests with Background Music	29	31	38	39	39
125 Guests with Background Music	35	37	44	45	45
<i>Noise level Exceeds L₅₀ Limit?</i>	<i>No (all)</i>	<i>No (all)</i>	<i>Yes, music performances, No (all others)</i>	<i>Yes, music performances, No (all others)</i>	<i>Yes, music performances, No (all others)</i>

Table 12b: Winery Building Indoor Event Noise Levels (open window and doors)

	Noise Levels, dBA				
	Res. 1	Res. 2	Res. 3	Res. 4	Res. 6
Daytime L ₅₀ Event Noise Limit	45	45	45	45	45
Amplified Music Performance	39	41	47	47	46
Amplified Speech	37	39	45	45	44
Non-amplified Music Performance	34	36	42	42	41
30 Guests with Background Music	23	25	31	31	30
125 Guests with Background Music	29	31	37	37	36
<i>Noise level Exceeds L₅₀ Limit?</i>	<i>No (all)</i>	<i>No (all)</i>	<i>Yes, amp. music performances, No (all others)</i>	<i>Yes, amp. music performances, No (all others)</i>	<i>Yes, amp. music performances, No (all others)</i>

Table 12c: Winery Building Indoor Event Noise Levels (closed window and doors)

	Noise Levels, dBA				
	Res. 1	Res. 2	Res. 3	Res. 4	Res. 6
Daytime L ₅₀ Event Noise Limit	45	45	45	45	45
Amplified Music Performance	31	33	39	39	38
Amplified Speech	29	31	37	37	36
Non-amplified Music Performance	26	28	34	34	33
30 Guests with Background Music	15	17	23	23	22
125 Guests with Background Music	21	23	29	29	28
<i>Noise level Exceeds L₅₀ Limit?</i>	<i>No (all)</i>	<i>No (all)</i>	<i>No (all)</i>	<i>No (all)</i>	<i>No (all)</i>

Considering the findings shown in Table 12a and 12b, outdoor events which do not include music performances and all indoor events with closed windows and doors, marketing events will meet the Napa County Noise Criteria at the closest noise sensitive uses with the use of the following mitigation measures.

Mitigation 6:

- a. Outdoor events should not include music performances.
- b. The windows and doors of the winery building should be maintained closed during any indoor event which involves amplified speech or music.

APPENDIX A: FUNDAMENTAL CONCEPTS OF ENVIRONMENTAL ACOUSTICS

Noise may be defined as unwanted sound. Noise is usually objectionable because it is disturbing or annoying. The objectionable nature of sound may be caused by either its *pitch* or its loudness. *Pitch* is the height or depth of a tone or sound, depending on the relative rapidity (frequency) of the vibrations by which it is produced. Higher pitched signals sound louder to humans than sounds with a lower pitch. *Loudness* is intensity of sound waves combined with the reception characteristics of the ear. Intensity may be compared with the height of an ocean wave in that it is a measure of the amplitude of the sound wave.

In addition to the concepts of pitch and loudness, there are several noise measurement scales that are used to describe noise in a particular location. A decibel (dB) is a unit of measurement that indicates the relative amplitude of a sound. The zero on the decibel scale is based on the lowest sound level that the healthy, unimpaired human ear can detect. Sound levels in decibels are calculated on a logarithmic basis. An increase of 10 decibels represents a ten-fold increase in acoustic energy, while 20 decibels is 100 times more intense, 30 decibels is 1,000 times more intense, etc. There is a relationship between the subjective noisiness or loudness of a sound and its intensity. Each 10-decibel increase in sound level is perceived as approximately a doubling of loudness over a fairly wide range of intensities. For lesser increases of sound from the same or similar sources, a 6 dB change is perceived to be a “noticeable” change and a 3 dB change to be just perceptible. Technical terms are defined in Table 1. There are several methods of characterizing sound. The most common in California is the A-weighted sound level or dBA. This scale gives greater weight to the frequencies of sound to which the human ear is most sensitive. Representative outdoor and indoor noise levels in units of dBA are shown in Table 2.

Because sound levels can vary markedly over a short period of time, a method for describing either the average character of the sound or the statistical behavior of the variations must be utilized. Most commonly, environmental sounds are described in terms of an average level that has the same acoustical energy as the summation of all the time-varying events. This energy-equivalent sound/noise descriptor is called L_{eq} . The most common averaging period is hourly, but L_{eq} can describe any series of noise events of arbitrary duration.

The scientific instrument used to measure noise is the sound level meter. Sound level meters can accurately measure environmental noise levels to within about plus or minus 1 dBA. Various computer models are used to predict environmental noise levels from sources, such as roadways and airports. The accuracy of the predicted models depends upon the distance the receptor is from the noise source. Close to the noise source, the models are accurate to within about plus or minus 1 to 2 dBA.

Since the sensitivity to noise increases during the evening and at night -- because excessive noise interferes with the ability to sleep -- 24-hour descriptors have been developed that incorporate artificial noise penalties added to quiet-time noise events. The Day/Night Average Sound Level, L_{dn} , is a measure of the cumulative noise exposure in a community, with a 10 dB penalty added to nighttime (10:00 pm - 7:00 am) noise levels. The Community Noise Equivalent Level, CNEL, is a measure of the cumulative noise exposure in a community, with a 5 dB penalty added to evening (7:00 pm - 10:00 pm) and a 10 dB addition to nocturnal (10:00 pm - 7:00 am) noise levels.

TERM	DEFINITIONS
Decibel, dB	A unit describing the amplitude of sound, equal to 20 times the logarithm to the base 10 of the ratio of the pressure of the sound measured to the reference pressure, which is 20 micropascals (20 micronewtons per square meter).
Frequency, Hz	The number of complete pressure fluctuations per second above and below atmospheric pressure.
A-Weighted Sound Level, dBA	The sound pressure level in decibels as measured on a sound level meter using the A-weighting filter network. The A-weighting filter de-emphasizes the very low and very high frequency components of the sound in a manner similar to the frequency response of the human ear and correlates well with subjective reactions to noise. All sound levels in this report are A-weighted, unless reported otherwise.
L ₀₁ , L ₁₀ , L ₅₀ , L ₉₀	The A-weighted noise levels that are exceeded 1%, 10%, 50%, and 90% of the time during the measurement period.
Equivalent Noise Level, L _{eq}	The average A-weighted noise level during the measurement period.
Day/Night Noise Level, L _{dn}	The average A-weighted noise level during a 24-hour day, obtained after addition of 10 decibels to levels measured in the night between 10:00 pm and 7:00 am.
Community Noise Equivalent Level, CNEL	The average A-weighted noise level during a 24-hour day, obtained after addition of 5 decibels in the evening from 7:00 pm to 10:00 pm and after addition of 10 decibels to sound levels in the night between 10:00 pm and 7:00 am.
L _{max} , L _{min}	The maximum and minimum A-weighted noise level during the measurement period.
Ambient Noise Level	The composite of noise from all sources near and far. The normal or existing level of environmental noise at a given location.
Intrusive	That noise which intrudes over and above the existing ambient noise at a given location. The relative intrusiveness of a sound depends upon its amplitude, duration, frequency, and time of occurrence and tonal or informational content as well as the prevailing ambient noise level.

Definitions Of Acoustical Terms

Table 1

ILLINGWORTH & RODKIN, INC./Acoustical Engineers

Effects of Noise

Sleep and Speech Interference: The thresholds for speech interference indoors are about 45 dBA if the noise is steady and above 55 dBA if the noise is fluctuating. Outdoors the thresholds are about 15 dBA higher. Steady noise of sufficient intensity; above 35 dBA, and fluctuating noise levels above about 45 dBA have been shown to affect sleep. Interior residential standards for

multi-family dwellings are set by the State of California at 45 dBA L_{dn}. Typically, the highest steady traffic noise level during the daytime is about equal to the L_{dn} and nighttime levels are 10 dBA lower. The standard is designed for sleep and speech protection and most jurisdictions apply the same criterion for all residential uses.

At a Given Distance From Noise Source	A-Weighted Sound Level in Decibels	Noise Environments	Subjective Impression
	140		
Civil Defense Siren (100')	130		
Jet Takeoff (200')	120		Pain Threshold
	110	Rock Music Concert	
Diesel Pile Driver (100')	100		Very Loud
	90	Boiler Room Printing Press Plant	
Freight Cars (50')	80		
Pneumatic Drill (50')	80		
Freeway (100')	70	In Kitchen With Garbage Disposal Running	Moderately Loud
Vacuum Cleaner (10')	70		
	60	Data Processing Center	
Light Traffic (100')	50	Department Store	
Large Transformer (200')	50		
	40	Private Business Office	Quiet
	40		
Soft Whisper (5')	30	Quiet Bedroom	
	30		
	20	Recording Studio	
	20		
	10		Threshold of Hearing
	10		
	0		

Typical Sound Levels in the Environment & Industry

Table 2

ILLINGWORTH & RODKIN, INC./Acoustical Engineers

Typical structural attenuation is 12-17 dBA with open windows. With closed windows in good condition, the noise attenuation factor is around 20 dBA for an older structure and 25 dBA for a newer dwelling. Sleep and speech interference is therefore possible when exterior noise levels are about 57-62 dBA L_{dn} with open windows and 65-70 dBA L_{dn} if the windows are closed. Levels of 55-60 dBA are common along collector streets and secondary arterials, while 65-70 dBA is a typical value for a primary/major arterial. Levels of 75-80 dBA are normal noise levels at the first row of development

outside a freeway right-of-way. In order to achieve an acceptable interior noise environment, bedrooms facing secondary roadways need to be able to have their windows closed, those facing major roadways and freeways typically need windows with special glass.

Annoyance: Attitude surveys are used for measuring the annoyance felt in a community for noises intruding into homes or affecting outdoor activity areas. In these surveys, it was determined that the causes for annoyance include interference with speech, radio and television, house vibrations, and interference with sleep and rest. The Ldn as a measure of noise has been found to provide a valid correlation of noise level and the percentage of people annoyed. People have been asked to judge the annoyance caused by aircraft noise and ground transportation noise. There continues to be disagreement about the relative annoyance of these different sources. When measuring the percentage of the population highly annoyed, the threshold for ground vehicle noise is about 55 dBA Ldn. At an Ldn of about 60 dBA, approximately 2 percent of the population is highly annoyed. When the Ldn increases to 70 dBA, the percentage of the population highly annoyed increases to about 12 percent of the population. There is, therefore, an increase of about 1 percent per dBA between an Ldn of 60-70 dBA. Between an Ldn of 70-80 dBA, each decibel increase increases by about 2 percent the percentage of the population highly annoyed. People appear to respond more adversely to aircraft noise. When the Ldn is 60 dBA, approximately 10 percent of the population is believed to be highly annoyed. Each decibel increase to 70 dBA adds about 2 percentage points to the number of people highly annoyed. Above 70 dBA, each decibel increase results in about a 3 percent increase in the percentage of the population highly annoyed.

“ | ”

Onsite Wastewater Disposal Feasibility Study

Arrow and Branch Winery, Use Permit Major Modification P23-00057
Planning Commission Hearing Date September 17, 2025



January 6, 2023
September 9, 2024 – Revision #1

Job No. 20-139

Kim Withrow, REHS
Environmental Health Division
Napa County Planning, Building and Environmental Services Department
1195 Third Street, Suite 210
Napa, CA 94559

Re: Onsite Wastewater Disposal Feasibility Study for the
A&B Vineyards LLC Winery Use Permit Modification Application
5215 Solano Avenue, Napa, California APN 034-190-040

Dear Ms. Withrow:

At the request of A&B Vineyards LLC we have evaluated the process and sanitary wastewater flows associated with the proposed Use Permit Modification. The winery is currently under construction, so wastewater systems have been designed and permitted but not yet installed. As part of our work we have also analyzed the capacity of the permitted process and sanitary wastewater systems that will serve the winery facility to determine if they are adequate to serve the proposed changes in use.

Existing development on the property includes approximately six acres of vineyards, two wells, access roads, winery buildings under construction and the related access and utility infrastructure typical of this type of agricultural and winery development.

The Use Permit Modification application under consideration proposes the following characteristics:

- Wine Production:
 - 45,000 gallons of wine per year
 - Crushing, fermenting, aging and bottling
- Employees:
 - 5 combined full-time and part time
- Marketing Plan:
 - Daily Tours and Tastings by Appointment
 - 34 visitors per day maximum

- Marketing Events Type #1
 - 12 per year
 - 30 guests maximum
 - Food prepared offsite by catering company
- Marketing Events Type #2
 - 2 per year
 - 125 guests maximum
 - Food prepared offsite by catering company
 - Portable toilets used for restrooms

Please see the A&B Vineyards LLC Use Permit Modification Conceptual Site Improvement Plans prepared by Applied Civil Engineering (attached) for approximate locations of existing and proposed facilities.

The remainder of this letter describes the process and sanitary wastewater disposal system design capacities, peak flows associated with the proposed changes in use and our analysis and recommendations related to the existing permitted but not installed process and sanitary wastewater disposal systems' ability to handle the anticipated wastewater flows.

Permitted Process Wastewater System

The permitted and constructed process wastewater treatment and disposal system consists of a Specialty Treatment Solutions membrane bioreactor pretreatment system followed by subsurface disposal via a geoflow drip type dispersal field. The system was designed for a calculated peak flow of 1,000 gpd however the pretreatment system was sized for 2,500 gpd instantaneous maximum to allow for operational flexibility and surge flows. The subsurface drip dispersal field was sized for 1,000 gpd which required 834 lineal feet (1,667 sf) of drip tubing however the field size was increased slightly to make best use of the available space and provide 1,200 lineal feet (2,400 sf) of drip tubing.

Permitted Sanitary Wastewater System

The permitted and constructed sanitary wastewater treatment and disposal system consists of an Orenco AdvanTex pretreatment system followed by subsurface disposal via a geoflow drip type dispersal field. The system was designed for a calculated peak flow of 255 gpd which required 213 lineal feet (425 sf) of drip tubing however the field size was increased slightly to make best use of the available space and provide 300 lineal feet (600 sf) of drip tubing.

Proposed Process Wastewater Design Flows

We have used the generally accepted standard that six gallons of winery process wastewater are generated for each gallon of wine that is produced each year and that 1.5 gallons of wastewater are generated during the crush period for each gallon of wine that is produced. Based on the 45,000-gallon production capacity and the expectation that both white and red wine will be produced at the winery, we have assumed a conservative 45 day crush period. Using these

assumptions, the annual, average daily and peak winery process wastewater flows are calculated as follows:

$$\text{Annual Winery Process Wastewater Flow} = \frac{45,000 \text{ gallons wine}}{\text{year}} \times \frac{6 \text{ gallons wastewater}}{1 \text{ gallon wine}}$$

$$\text{Annual Winery Process Wastewater Flow} = 270,000 \text{ gallons per year}$$

$$\text{Average Daily Process Wastewater Flow} = \frac{270,000 \text{ gallons wastewater}}{\text{year}} \times \frac{1 \text{ year}}{365 \text{ days}}$$

$$\text{Average Daily Winery Process Wastewater Flow} = 740 \text{ gallons per day}$$

$$\text{Peak Winery Process Wastewater Flow} = \frac{45,000 \text{ gallons wine}}{\text{year}} \times \frac{1.5 \text{ gallons wastewater}}{1 \text{ gallon wine}} \times \frac{1 \text{ year}}{45 \text{ crush days}}$$

$$\text{Peak Winery Process Wastewater Flow} = 1,500 \text{ gallons per day (gpd)}$$

Proposed Winery Sanitary Wastewater Design Flows

The peak sanitary wastewater flow from the winery is calculated based on the number of winery employees, the number of daily visitors for tastings and the number of guests attending scheduled marketing events. In accordance with Table 4 of the Napa County “Regulations for Design, Construction, and Installation of Alternative Sewage Treatment Systems” we have used a design flow rate of 15 gallons per day per employee and 3 gallons per day per visitor for tastings. Table 4 does not specifically address design wastewater flows for guests at marketing events. For marketing events that will have catered meals that are prepared offsite we have estimated 5 gallons of wastewater per guest assuming there will be no food preparation or cleanup onsite. All events with more than 30 guests will utilize portable toilets. Based on these assumptions, the peak winery sanitary wastewater flows are calculated as follows:

Employees

$$\text{Peak Sanitary Wastewater Flow} = 5 \text{ employees} \times 15 \text{ gpd per employee}$$

$$\text{Peak Sanitary Wastewater Flow} = 75 \text{ gpd}$$

Daily Tastings

$$\text{Peak Sanitary Wastewater Flow} = 34 \text{ visitors per day} \times 3 \text{ gallons per visitor}$$

$$\text{Peak Sanitary Wastewater Flow} = 102 \text{ gpd}$$

Marketing Events #1 (12 per year)

$$\text{Peak Sanitary Wastewater Flow} = 30 \text{ guests} \times 5 \text{ gallons per guest}$$

$$\text{Peak Sanitary Wastewater Flow} = 150 \text{ gpd}$$

Marketing Events #2 (2 per year)

Peak Sanitary Wastewater Flow = 125 guests X 5 gallons per guest
Peak Sanitary Wastewater Flow = 625 gpd

Total Peak Winery Sanitary Wastewater Flow

In order to manage the peak sanitary wastewater flows to the disposal field portable toilets will be used for all events with more than 30 guests in attendance and daily tours and tastings will not occur on marketing event days. Therefore, the worst-case peak winery sanitary wastewater flow is calculated based on 5 employees and a marketing event for 30 people. The peak flow for this scenario is calculated as follows:

Total Peak Winery Sanitary Wastewater Flow = 75 gpd + 150 gpd

Total Peak Winery Sanitary Wastewater Flow = 225 gpd

Existing Process and Sanitary Wastewater System Capacities

Process Wastewater System Capacity

As noted above the permitted process wastewater system overall design capacity is 1,000 and the pretreatment unit can handle peak day maximums of 2,500 gpd.

Sanitary Wastewater System Capacity

As noted above the permitted sanitary wastewater system design capacity is 255 gpd.

Proposed Design Flow vs Existing Capacity

Process Wastewater System Capacity

The predicted Peak Winery Process Wastewater Flow for the proposed winery operational characteristics (1,500 gpd) is more than the design capacity of the permitted subsurface drip dispersal field (1,000 gpd) but is less than the capacity of the pretreatment system (2,500 gpd). As noted above the design includes 2,400 square feet of dispersal field area which is well in excess of the required 1,667 square feet. This corresponds to an actual capacity of 1,440 gpd based on an application rate of 0.6 gpd/sf which is slightly less than the predicted Peak Winery Process Wastewater Flow (1,500 gpd).

Sanitary Wastewater System Capacity

The predicted Peak Winery Sanitary Wastewater Flow for the proposed winery operational characteristics (225 gpd) is less than the design capacity of the permitted subsurface drip dispersal field (255 gpd). As noted above the design includes 600 square feet of dispersal field area which is well in excess of the required 425 square feet. This corresponds to an actual capacity of 360 gpd based on an application rate of 0.6 gpd/sf which is also in excess of the predicted Peak Winery Sanitary Wastewater Flow (225 gpd).

Recommendations

The predicted Peak Winery Process Wastewater Flow exceeds the capacity of the existing system but the predicted Peak Winery Sanitary Wastewater Flow is within the capacity of the existing system. Therefore, design adjustments are needed to accommodate the new process wastewater flow increase. Improvements are not needed for the sanitary wastewater system as the existing permitted design is adequate to handle the proposed flows.

We have explored options for modifying the design of the winery process wastewater system to accommodate the increased flows. Our recommendations below focus only on the process wastewater system.

Option #1 – Expand Existing System

The 1,500 gpd design flow equates to 2,500 sf of subsurface drip dispersal area based on the 0.6 gpd/sf loading rate. The primary area could easily be expanded from the current design of 2,400 sf to the required 2,500 sf in the area of the previously tested soil. All application of treated winery process wastewater to a subsurface disposal system must comply with the requirements of the Statewide General Waste Discharge Requirements (WDRs) for Wineries in California and the currently in-progress NOI for coverage under this permit will have to be revised accordingly.

Reserve Area

A commensurate increase in reserve area (200% of primary area) would also be required to provide 5,000 sf of reserve area. This reserve area can be accommodated in the vicinity of the originally designed reserve area.

Option #2 – Capture Treated PW and Re-Use for Irrigation

In this scenario the process wastewater would be collected in an irrigation storage tank and then be used for vineyard and/or landscape irrigation rather than being disposed of in the in-ground system. No change is needed to the pretreatment system as it can adequately handle the proposed design flows and provide water of the quality needed for surface irrigation.

Process Wastewater Disposal / Re-Use for Irrigation

We propose that disposal of the treated winery process wastewater be via irrigation of the onsite vineyard (and/or potentially landscaping as well). For the purpose of this study we have assumed that the winery process wastewater will be applied to approximately four acres of vineyard that is located to the west of the new winery building and outside of the well setbacks. This is a conservative assumption to simplify this analysis as more vineyard is available outside of the required setbacks and the treated water can also be used for landscape irrigation. The final irrigation area will be determined and incorporated into the final design with the installation permit application.

In order to accommodate differences in the timing of wastewater generation, irrigation demand, and limitations on wet weather application of treated wastewater a storage tank will be required. We have prepared a water balance calculation to size a tank that will temporarily store treated wastewater generated from the winery before it is applied to the vineyard. The water balance

calculations assume a monthly winery process wastewater generation rate and a monthly vineyard irrigation schedule based on our past experience with projects of this type. The water balance further assumes that during the summer the treated wastewater will be used to offset the irrigation needs of the vineyard and in the winter application of treated winery process wastewater will not occur to prevent runoff. The water balance calculations show that the proposed land application area is large enough to accept all the wastewater generated each month throughout the irrigation system and that a tank with a volume of at least 81,000 gallons is required to capture water from the non-irrigation season to use during the irrigation season, year without carry over (see attached). This tank will also be able to contain more than a weeks' worth of peak flow to allow flexibility in irrigation scheduling during the harvest period.

All land application of treated winery process wastewater must comply with the requirements of the Statewide General Waste Discharge Requirements (WDRs) for Wineries in California and the currently in-progress NOI for coverage under this permit will have to be revised accordingly.

Summary

The calculations presented above illustrate that the wastewater flows associated with the proposed Use Permit Modification will exceed the capacity of the permitted process wastewater system but will not exceed the capacity of the permitted sanitary wastewater system. However, there are at least two options for how to handle the planned increased process wastewater flow rates which include adding to the existing system and capturing the treated water and re-using it for irrigation.

We trust that this provides the information you need to process the subject Use Permit Modification. Please feel free to contact us at (707) 320-4968 if you have any questions.

Sincerely,

Applied Civil Engineering Incorporated

By:

Michael R. Muelrath

Michael R. Muelrath RCE 67435
Principal



Copy:

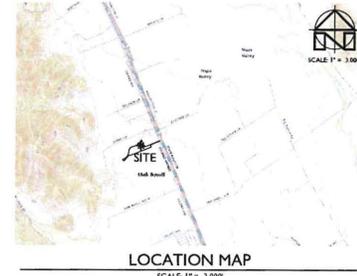
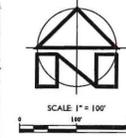
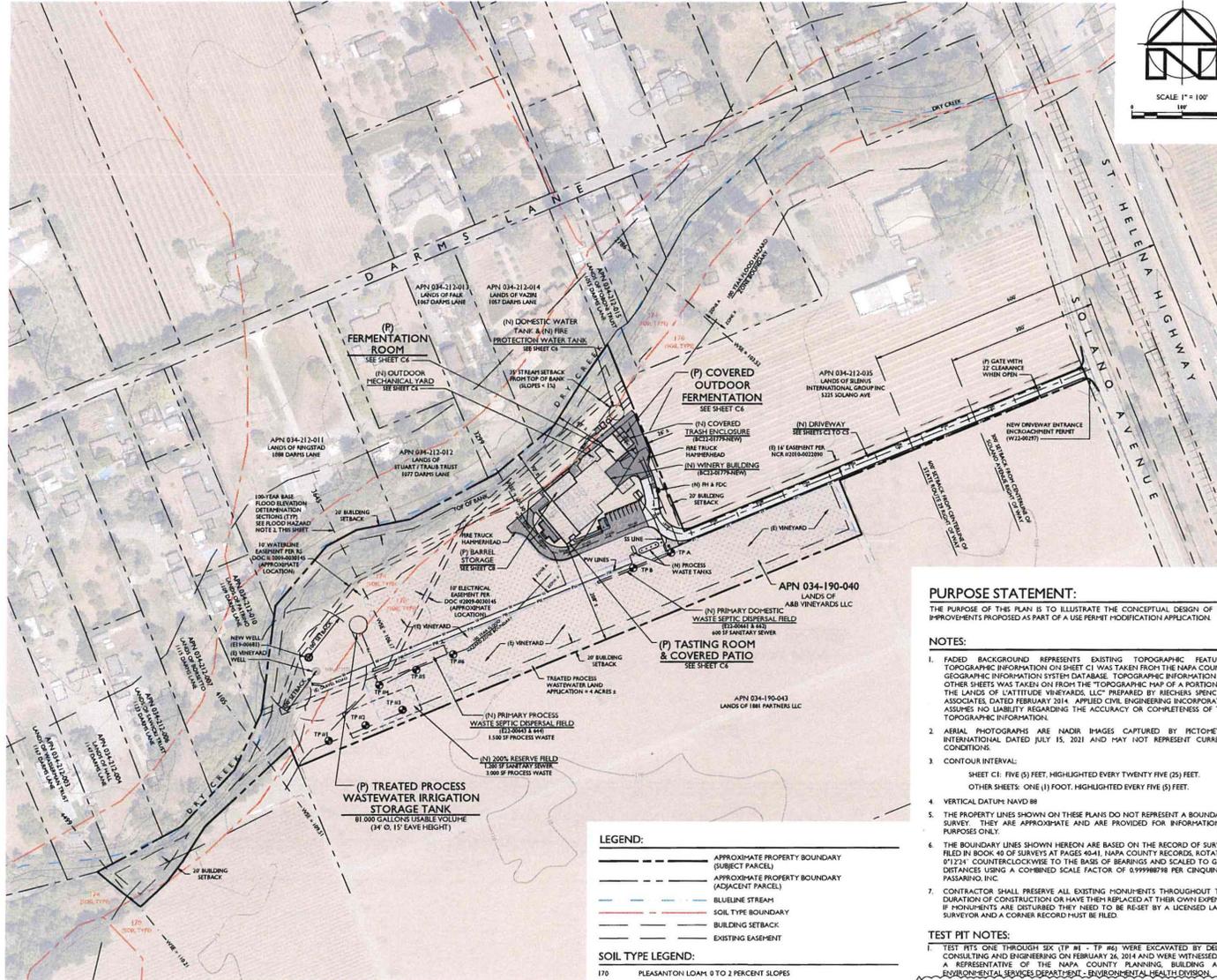
Steve Contursi, A&B Vineyards LLC (via email)
Donna Oldford, Plans4Wine (via email)

Attachments:

A&B Vineyards LLC Use Permit Modification Conceptual Site Improvement Plans
Water Balance Spreadsheets

A&B VINEYARDS LLC

USE PERMIT MODIFICATION CONCEPTUAL SITE IMPROVEMENT PLANS



PROJECT INFORMATION:
 PROPERTY OWNER & APPLICANT:
 A&B VINEYARDS LLC
 1042 NORTH COAST HIGHWAY
 LAGUNA BEACH, CA 92651

SITE ADDRESS:
 5215 SOLANO AVENUE
 NAPA, CA 94558

ASSESSOR'S PARCEL NUMBER:
 034-190-040

PARCEL SIZE:
 10.1 ± ACRES

PROJECT SIZE:
 2.0 ± ACRES

ZONING:
 AGRICULTURAL PRESERVE (AP)

DOMESTIC WATER SOURCE:
 PRIVATE WELL

FIRE PROTECTION WATER SOURCE:
 STORAGE TANK

WASTEWATER DISPOSAL:
 ONSITE TREATMENT AND DISPERSAL

SHEET INDEX:

C1	OVERALL SITE PLAN
C2	DRIVEWAY PLAN & PROFILE STA 0+50 TO STA 9+25
C3	DRIVEWAY PLAN & PROFILE STA 9+25 TO STA 53+25
C4	DRIVEWAY CROSS SECTIONS STA 1+00 TO STA 11+25
C5	DRIVEWAY CROSS SECTIONS STA 11+50 TO STA 53+00
C6	BUILDING AREA CONCEPTUAL SITE IMPROVEMENT PLAN
C7	STORMWATER CONTROL PLAN
C8	IMPERVIOUS SURFACE EXHIBIT

FLOOD HAZARD NOTES:

- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 04053C0205F, EFFECTIVE SEPTEMBER 29, 2016, ALL OR A PORTION OF THE PROJECT SITE IS LOCATED IN A SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% CHANDARY ANNUAL FLOOD (100 YEAR FLOOD). THE APPROXIMATE FLOOD HAZARD BOUNDARY LINE IS SHOWN ON THIS PLAN. SEE FIRM FOR ADDITIONAL INFORMATION.
- A DETAILED FLOOD STUDY WAS PREPARED BY SCHAFF AND WHEELER AND THE BASE FLOOD ELEVATION AT THE BUILDING SITE ACCORDING TO THAT STUDY IS APPROXIMATELY 105.30 +/- NAVD 88. THE FLOODWATER ELEVATION WOULD BE CONTAINED WITHIN THE BANKS OF DRY CREEK. THE BUILDING WILL NONETHELESS BE ELEVATED MORE THAN 1' ABOVE THE BFE.

EXISTING WINERY PERMIT SUMMARY:

PURPOSE:	PERMIT NUMBER:
PRIOR WINERY USE PERMIT MODIFICATION	P21-00087 (PHASE 1)
GRADING PERMIT	EN022-00015
FLOORPLAIN PERMIT	EN232-00030
WINERY BUILDING PERMIT	BC23-01074-NEW
UTILITY-OTHERS PERMIT	BC23-01081
FIRE SPRINKLERS PERMIT	F23-00292
FIRE ALARM PERMIT	F23-00259
PROCESS WASTEWATER	E23-00644
SANITARY WASTEWATER	E23-00622

PURPOSE STATEMENT:
 THE PURPOSE OF THIS PLAN IS TO ILLUSTRATE THE CONCEPTUAL DESIGN OF SITE IMPROVEMENTS PROPOSED AS PART OF A USE PERMIT MODIFICATION APPLICATION.

- NOTES:**
- FADED BACKGROUND REPRESENTS EXISTING TOPOGRAPHIC FEATURES. TOPOGRAPHIC INFORMATION ON SHEET C1 WAS TAKEN FROM THE NAPA COUNTY GEOGRAPHIC INFORMATION SYSTEM DATABASE. TOPOGRAPHIC INFORMATION ON OTHER SHEETS WAS TAKEN OR FROM THE TOPOGRAPHIC MAP OF A PORTION OF THE LANDS OF LATTITUDE VINEYARDS, LLC PREPARED BY RECHER, SPENCE & ASSOCIATES, DATED FEBRUARY 2014. APPLIED CIVIL ENGINEERING INCORPORATED ASSUMES NO LIABILITY REGARDING THE ACCURACY OR COMPLETENESS OF THE TOPOGRAPHIC INFORMATION.
 - AERIAL PHOTOGRAPHS ARE NAD83 IMAGES CAPTURED BY PICTOMETRY INTERNATIONAL DATED JULY 15, 2021 AND MAY NOT REPRESENT CURRENT CONDITIONS.
 - CONTOUR INTERVAL:
 SHEET C1: FIVE (5) FEET, HIGHLIGHTED EVERY TWENTY FIVE (25) FEET.
 OTHER SHEETS: ONE (1) FOOT, HIGHLIGHTED EVERY FIVE (5) FEET.
 - VERTICAL DATUM: NAVD 88
 - THE PROPERTY LINES SHOWN ON THESE PLANS DO NOT REPRESENT A BOUNDARY SURVEY. THEY ARE APPROXIMATE AND ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY.
 - THE BOUNDARY LINES SHOWN HEREON ARE BASED ON THE RECORD OF SURVEY FILED IN BOOK 40 OF SURVEYS AT PAGES 40-41, NAPA COUNTY RECORDS, ROTATED 97.224° COUNTERCLOCKWISE TO THE BASIS OF BEARINGS AND SCALED TO GRID DISTANCES USING A COMBINED SCALE FACTOR OF 0.9999879 PER CINQUINI & PASSARINO, INC.
 - CONTRACTOR SHALL PRESERVE ALL EXISTING MONUMENTS THROUGHOUT THE DURATION OF CONSTRUCTION OR HAVE THEM REPLACED AT THEIR OWN EXPENSE IF MONUMENTS ARE OBTUSURED THEY NEED TO BE RE-SET BY A LICENSED LAND SURVEYOR AND A CORNER RECORD MUST BE FILED.

TEST PIT NOTES:

- TEST PITS ONE THROUGH SIX (TP #1 - TP #6) WERE EXCAVATED BY DELTA CONSULTING AND ENGINEERING ON FEBRUARY 26, 2014 AND WERE WITNESSED BY A REPRESENTATIVE OF THE NAPA COUNTY PLANNING, BUILDING AND ENVIRONMENTAL SERVICES DEPARTMENT - ENVIRONMENTAL HEALTH DIVISION.
- TEST PITS A & B (TP A - TP B) WERE OBSERVED BY APPLIED CIVIL ENGINEERING INCORPORATED ON JULY 26, 2023 AND WERE WITNESSED BY A REPRESENTATIVE OF THE NAPA COUNTY PLANNING, BUILDING AND ENVIRONMENTAL SERVICES DEPARTMENT - ENVIRONMENTAL HEALTH DIVISION.

LEGEND:

- APPROXIMATE PROPERTY BOUNDARY (SUBJECT PARCEL)
- APPROXIMATE PROPERTY BOUNDARY (ADJACENT PARCEL)
- BLUELINE STREAM
- SOIL TYPE BOUNDARY
- BUILDING SETBACK
- EXISTING EASEMENT

SOIL TYPE LEGEND:

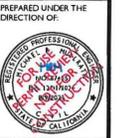
- 170 PLEASANTON LOAM 4 TO 2 PERCENT SLOPES
- 114 100% RIVERWASH

SOIL TYPE BOUNDARIES SHOWN ON THIS MAP ARE BASED ON THE NAPA COUNTY GEOGRAPHIC INFORMATION SYSTEM DATA AND SHOULD BE CONSIDERED APPROXIMATE.

OVERALL SITE PLAN
 SCALE 1" = 100'



A&B VINEYARDS LLC
 USE PERMIT MODIFICATION CONCEPTUAL SITE IMPROVEMENT PLANS
 OVERALL SITE PLAN



PREPARED UNDER THE DIRECTION OF:

DRAWN BY: PowerCAD LLC

CHECKED BY: PMS

DATE: SEPTEMBER 6, 2023

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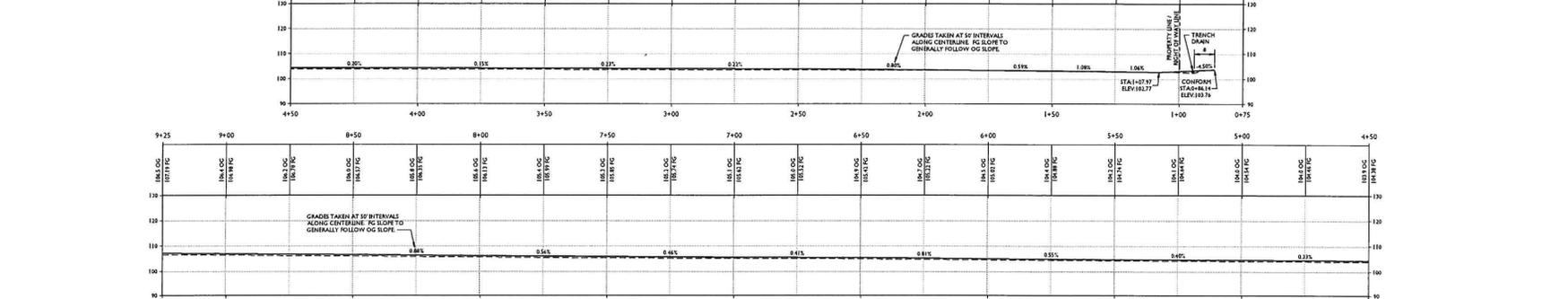
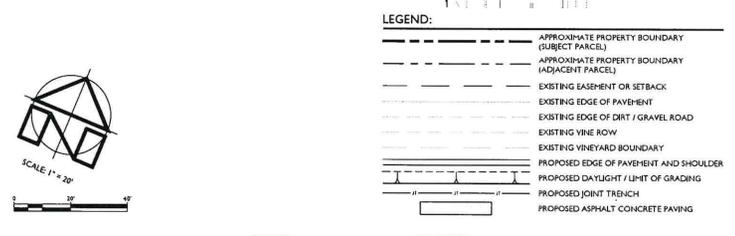
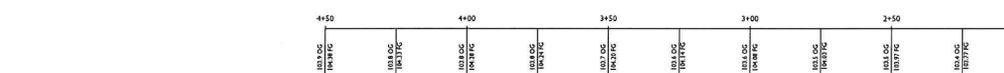
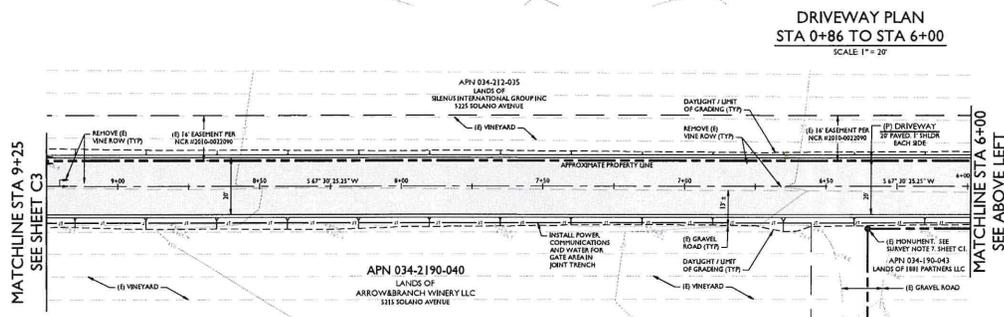
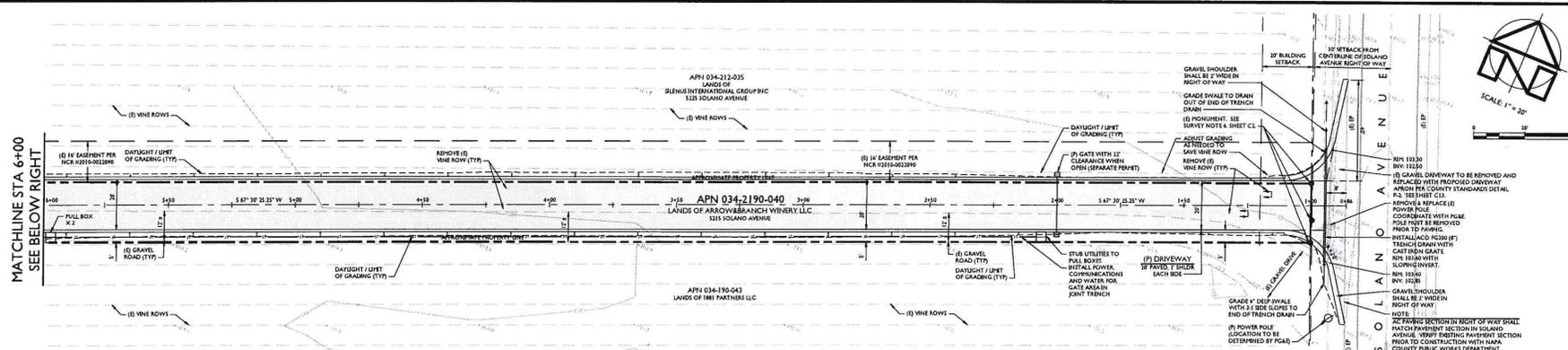
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2	9/16/2023	YHS	PERMIT RESUBMITTAL
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JOB NUMBER: 20-139

FILE: 20-139CONC-OSP.DWG

ORIGINAL SIZE: 24" x 36"

SHEET NUMBER: **CI**



DRIVEWAY PROFILES STA 0+75 TO STA 9+25 SCALE 1" = 20'

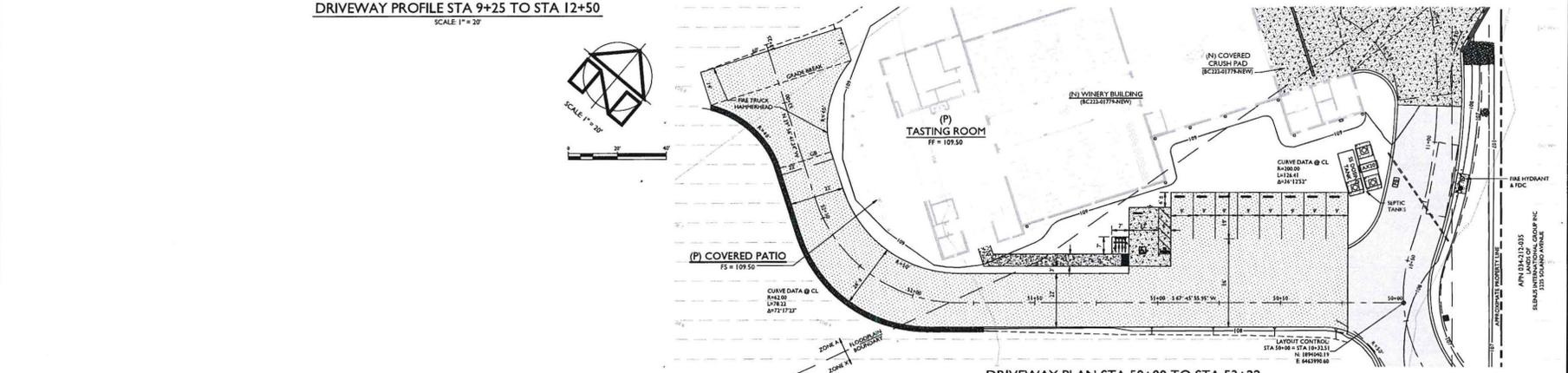
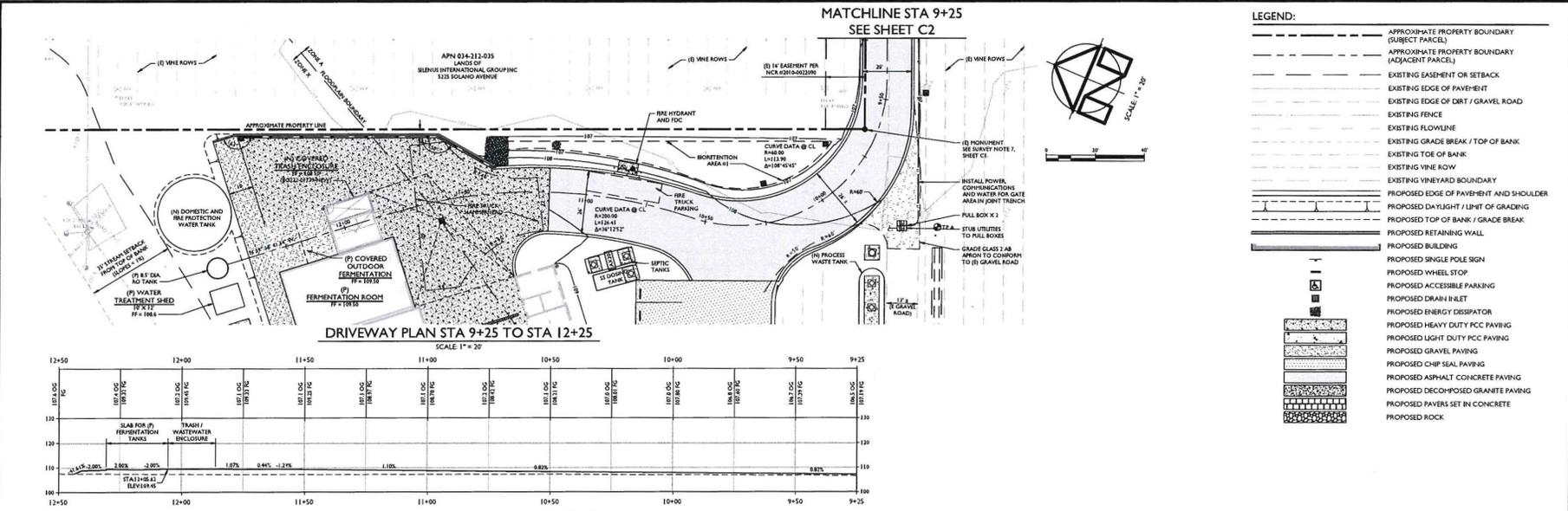


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 CHECKED BY: PRH
 DATE: AUGUST 9, 2024
 REVISIONS BY:
 3/10/2023 PER-MT RESUBMITTAL
 5/18/2023 YHS PER-MT RESUBMITTAL
 9/6/2023 YHS PER-MT RESUBMITTAL
 8/9/2024 YHS PER-MT RESUBMITTAL

JOB NUMBER: 20-139
 FILE: 20-139H-P-DWY.DWG
 ORIGINAL SIZE: 24" x 36"
 SHEET NUMBER: C2



LEGEND:

	APPROXIMATE PROPERTY BOUNDARY (SUBJECT PARCEL)
	APPROXIMATE PROPERTY BOUNDARY (ADJACENT PARCEL)
	EXISTING EASEMENT OR SETBACK
	EXISTING EDGE OF PAVEMENT
	EXISTING EDGE OF DIRT / GRAVEL ROAD
	EXISTING FENCE
	EXISTING FLOWLINE
	EXISTING GRADE BREAK / TOP OF BANK
	EXISTING TOE OF BANK
	EXISTING VINE ROW
	EXISTING VINEYARD BOUNDARY
	PROPOSED EDGE OF PAVEMENT AND SHOULDER
	PROPOSED DAYLIGHT / LIMIT OF GRADING
	PROPOSED TOP OF BANK / GRADE BREAK
	PROPOSED RETAINING WALL
	PROPOSED BUILDING
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	PROPOSED ACCESSIBLE PARKING
	PROPOSED DRAIN INLET
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	PROPOSED HEAVY DUTY PCC PAVING
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	PROPOSED GRAVEL PAVING
	PROPOSED CHIP SEAL PAVING
	PROPOSED ASPHALT CONCRETE PAVING
	PROPOSED DECOMPOSED GRANITE PAVING
	PROPOSED PAVERS SET IN CONCRETE
	PROPOSED ROCK

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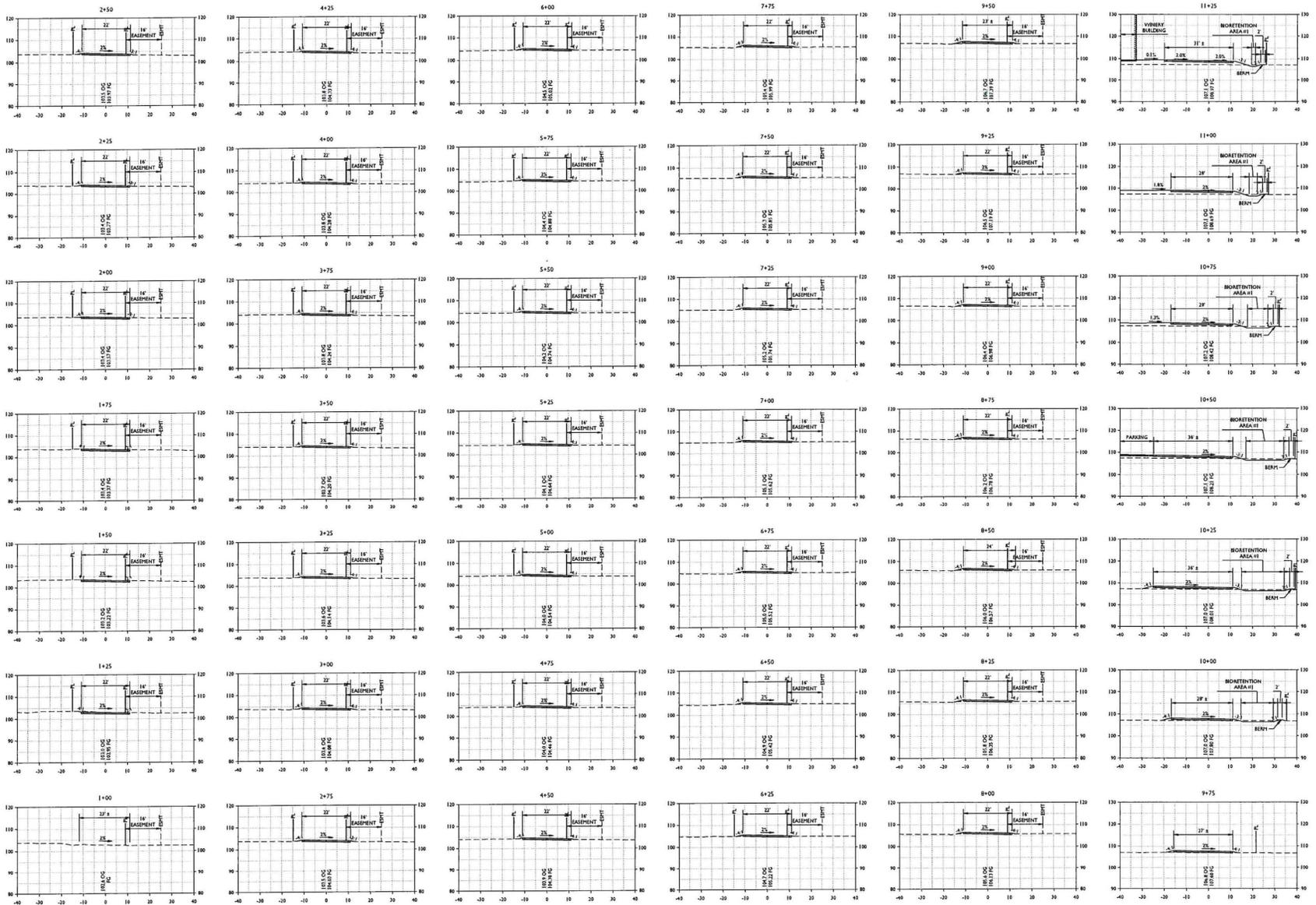
**USE PERMIT MODIFICATION CONCEPTUAL SITE IMPROVEMENT PLANS
DRIVEWAY PLAN & PROFILE STA 9+25 TO STA 53+25**

PREPARED UNDER THE DIRECTION OF:

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DATE:	AUGUST 9, 2024
REVISIONS BY:	
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5/10/2023	TPHS PERM-WT RESUBMITTAL
7/6/2023	TPHS PERM-WT RESUBMITTAL
8/9/2024	TPHS PERM-WT RESUBMITTAL

JOB NUMBER:
20-139P-DWY.DWG
FILE:
20-139P-DWY.DWG
ORIGINAL SIZE:
24" X 36"
SHEET NUMBER:

C3
OF



DRIVEWAY CROSS SECTIONS STA 1+00 TO STA 11+25
SCALE 1" = 30'



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A&B VINEYARDS LLC

USE PERMIT MODIFICATION CONCEPTUAL SITE IMPROVEMENT PLANS
DRIVEWAY CROSS SECTIONS STA 1+00 TO STA 11+25

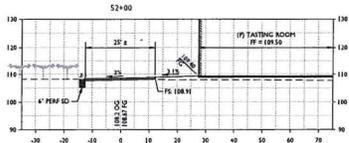
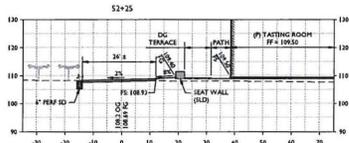
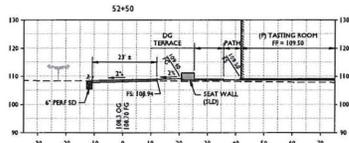
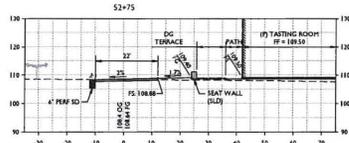
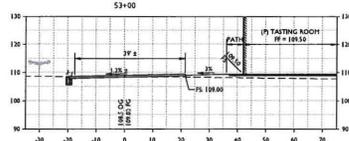
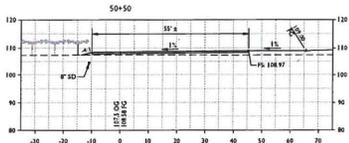
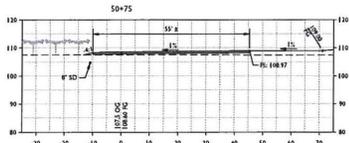
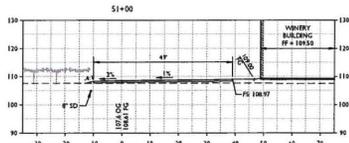
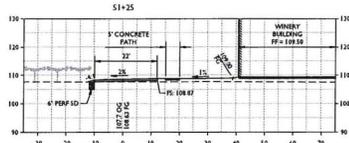
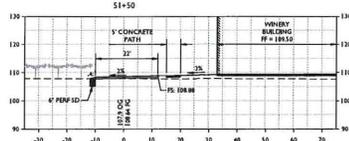
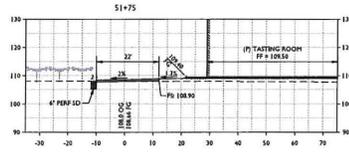
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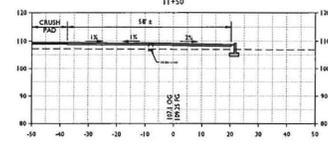
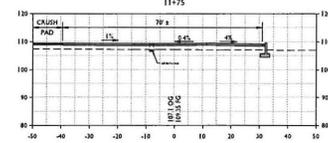
DRAWN BY:	PowerCAD LLC	
CHECKED BY:	PRH1	
DATE:	AUGUST 9, 2024	
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7/6/2023	YHS	PER-MIT RESUBMITTAL
8/9/2024	YHS	PER-MIT RESUBMITTAL

JOB NUMBER: 20-179
FILE: 20-179-01-DWY.DWG
ORIGINAL SIZE: 24" X 36"
SHEET NUMBER:

C4



DRIVEWAY CROSS SECTIONS STA 50+50 TO STA 53+00
SCALE 1" = 20'



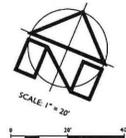
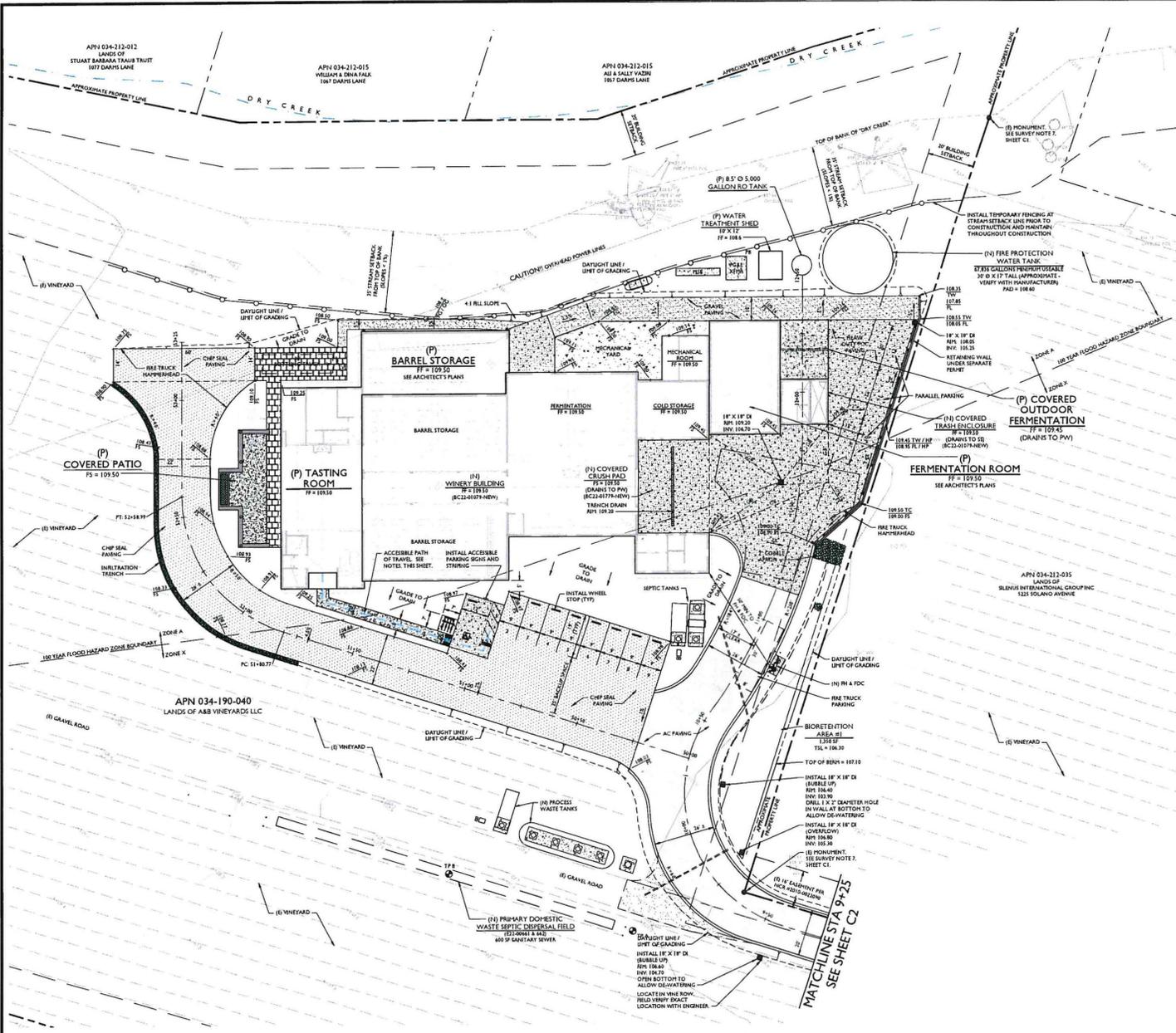
DRIVEWAY CROSS SECTIONS STA 11+50 TO STA 11+75
SCALE 1" = 20'

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CHECKED BY:	FRH
DATE:	AUGUST 9, 2024
REVISIONS:	BT
3/10/2023	YHS PERMIT SUBMITTAL
5/10/2023	YHS PERMIT RESUBMITTAL
9/6/2023	YHS PERMIT RESUBMITTAL
8/9/2024	YHS PERMIT RESUBMITTAL

JOB NUMBER:	20-139
FILE:	20-139-DR-DWY-DWG
ORIGINAL SIZE:	24" x 36"
SHEET NUMBER:	



LEGEND:

- APPROXIMATE PROPERTY BOUNDARY (SUBJECT PARCEL)
- - - APPROXIMATE PROPERTY BOUNDARY (ADJACENT PARCELS)
- - - EXISTING EASEMENT OR SETBACK
- - - EXISTING EDGE OF DRIP / GRAVEL ROAD
- - - EXISTING OVERHEAD POWER LINE
- - - EXISTING BLUE LINE STREAM
- - - EXISTING GRADE BREAK / TOP OF BANK
- - - EXISTING TOE OF BANK
- - - EXISTING VINE ROW
- - - EXISTING VINEYARD BOUNDARY
- - - PROPOSED EDGE OF PAVEMENT AND SHOULDER
- - - PROPOSED DAYLIGHT / LIGHT OF GRADING
- - - PROPOSED TOP OF BANK / GRADE BREAK
- - - PROPOSED RETAINING WALL
- - - PROPOSED BUILDING
- - - PROPOSED SINGLE POLE SIGN
- - - PROPOSED WHEEL STOP
- - - PROPOSED ACCESSIBLE PARKING
- - - PROPOSED DRAIN INLET
- - - PROPOSED ENERGY DISSIPATOR
- - - PROPOSED HEAVY DUTY PCC PAVING
- - - PROPOSED LIGHT DUTY PCC PAVING
- - - PROPOSED GRAVEL PAVING
- - - PROPOSED CHIP SEAL PAVING
- - - PROPOSED ASPHALT CONCRETE PAVING
- - - PROPOSED DECOMPOSED GRANITE PAVING
- - - PROPOSED ROCK
- - - PROPOSED PAVERS SET IN CONCRETE

- ACCESSIBLE ROUTE OF TRAVEL NOTE:**
- ALL ACCESSIBLE ROUTES OF TRAVEL SHALL COMPLY WITH THE REQUIREMENTS OF CBC (11) THE REQUIREMENTS INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING:
- RUNNING SLOPE OF WALKING SURFACES SHALL NOT EXCEED 5% (1:20)
 - RUNNING SLOPE OF RAMPS SHALL NOT EXCEED 8.33% (1:12)
 - CROSS SLOPE OF WALKS AND RAMPS NOT TO EXCEED 2.083% (1:48)
 - LANDING AND LEVEL AREA SLOPES NOT TO EXCEED 2.083% (1:48)
 - VERTICAL CHANGES IN LEVEL SHALL NOT EXCEED 1/4 INCH. ALL LEVEL CHANGES BETWEEN 1/4 INCH AND 1/2 SHALL BE BELLEVUE WITH A SLOPE NO STEEPER THAN 1:2 (1/4"). ANY LEVEL CHANGES GREATER THAN 1/2 INCH SHALL BE RAMPED AND COMPLY WITH CBC 11B-405.
 - OPENINGS IN DRAINS AND GRATING SHALL NOT EXCEED 1/2 INCH IN PREDOMINANT DIRECTION OF TRAVEL

GRADING QUANTITIES*

CUT	400 ± CY
FILL	900 ± CY
NET**	300 ± CY (FILL)

* THIS ESTIMATE IS PROVIDED AS A TOOL FOR THE REVIEWING AGENCIES TO EVALUATE THE ENVIRONMENTAL IMPACTS OF THE PROJECT. IT IS NOT INTENDED TO BE USED FOR CONSTRUCTION PURPOSES. CONTRACTOR IS TO PERFORM THEIR OWN EARTHWORK CALCULATIONS AND SHALL NOT USE THE ESTIMATES PRESENTED ABOVE. THIS ESTIMATE IS BASED ON IN PLACE VOLUMES AND DOES NOT INCLUDE FLUT, SHRINKAGE PAVING, AGGREGATES OR SELECT FILL VOLUMES.



A&B VINEYARDS LLC
USE PERMIT MODIFICATION CONCEPTUAL SITE IMPROVEMENT PLANS
BUILDING AREA CONCEPTUAL SITE IMPROVEMENT PLAN

PREPARED UNDER THE DIRECTION OF:



DRAWN BY: PowerCAD LLC

CHECKED BY: PJK

DATE: AUGUST 9, 2024

REVISIONS: BY: 3/10/2023 YHS PERMIT SUBMITTAL

5/10/2023 YHS PERMIT RESUBMITTAL

9/6/2023 YHS PERMIT RESUBMITTAL

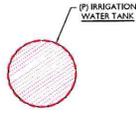
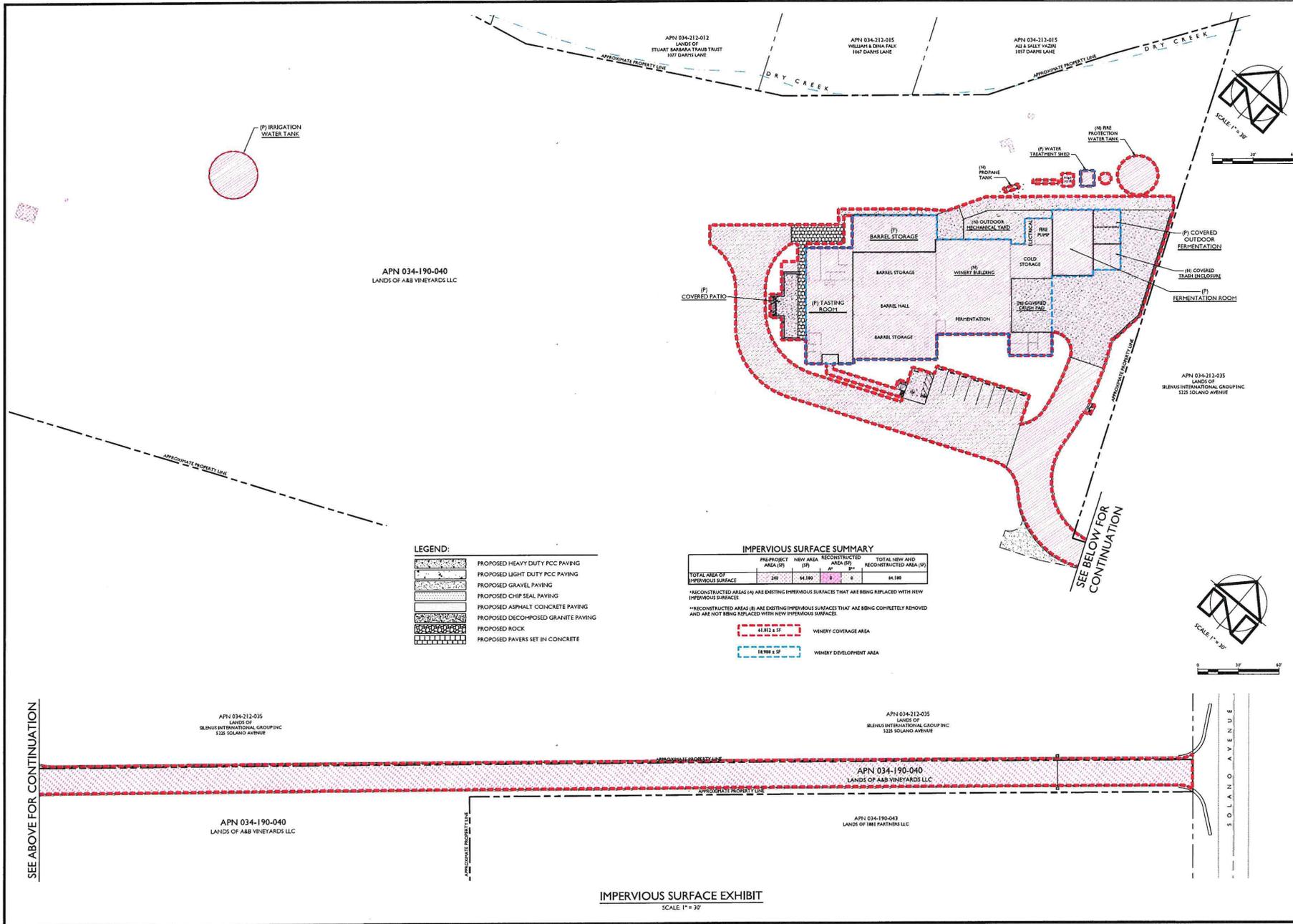
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JOB NUMBER: 20-139
FILE: 20-139CONC-GRAD.DWG
ORIGINAL SIZE: 24" x 36"
SHEET NUMBER:

C6
OF

BUILDING AREA CONCEPTUAL SITE IMPROVEMENT PLAN

SCALE: 1" = 20'



LEGEND:

	PROPOSED HEAVY DUTY PCC PAVING
	PROPOSED LIGHT DUTY PCC PAVING
	PROPOSED GRAVEL PAVING
	PROPOSED CHIP SEAL PAVING
	PROPOSED ASPHALT CONCRETE PAVING
	PROPOSED DECOMPOSED GRANITE PAVING
	PROPOSED ROCK
	PROPOSED PAVERS SET IN CONCRETE

IMPERVIOUS SURFACE SUMMARY

TOTAL AREA OF IMPERVIOUS SURFACE	PRE-PROJECT AREA (SQ FT)	NEW AREA (SQ FT)	RECONSTRUCTED AREA (SQ FT)	TOTAL NEW AND RECONSTRUCTED AREA (SQ FT)
	246	44,186	0	44,186

*RECONSTRUCTED AREAS (A) ARE EXISTING IMPERVIOUS SURFACES THAT ARE BEING REPLACED WITH NEW IMPERVIOUS SURFACES
 **RECONSTRUCTED AREAS (B) ARE EXISTING IMPERVIOUS SURFACES THAT ARE BEING COMPLETELY REMOVED AND ARE NOT BEING REPLACED WITH NEW IMPERVIOUS SURFACES



SEE ABOVE FOR CONTINUATION

SEE BELOW FOR CONTINUATION

IMPERVIOUS SURFACE EXHIBIT
SCALE: 1" = 30'



A&B VINEYARDS LLC
 USE PERMIT MODIFICATION CONCEPTUAL SITE IMPROVEMENT PLANS
 IMPERVIOUS SURFACE EXHIBIT



PREPARED UNDER THE DIRECTION OF

DRAWN BY: PowerCAD LLC
 CHECKED BY: FRH1
 DATE: AUGUST 9, 2024

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5/10/2023 PERMIT RESUBMITTAL	YPS
9/6/2023 PERMIT RESUBMITTAL	YPS
8/9/2024 PERMIT RESUBMITTAL	YPS

JOB NUMBER: 20-139
 FILE: 20-139EXH-BSE.DWG
 ORIGINAL SIZE: 24" X 36"
 SHEET NUMBER:

C8
OF 8

Irrigation Storage Tank Water Balance

Month	Beginning Balance	Process Wastewater	Land Application Capacity	Ending Balance
January	29,700	13,500	0	43,200
February	43,200	13,500	0	56,700
March	56,700	13,500	0	70,200
April	70,200	10,800	0	81,000
May	81,000	10,800	65,216	26,584
June	26,584	13,500	163,039	0
July	0	27,000	163,039	0
August	0	48,600	97,823	0
September	0	48,600	97,823	0
October	0	40,500	65,216	0
November	0	16,200	0	16,200
December	16,200	13,500	0	29,700
		270,000	652,155	

Notes:

1. All values shown above for beginning balance, inflow, outflow and ending balance are in units of gallons.
2. See attached tables for detailed explanation of process wastewater and irrigation data presented in this table.
3. This water balance is based on the assumption that the tank is empty in August, just prior to crush.
4. This table is intended to illustrate waste disposal capability only. Where irrigation demand exceeds available treated wastewater availability additional irrigation water will be provided by another source.

Winery Process Wastewater Generation Analysis

Annual Wine Production	45,000 gallons
Wastewater Generation Rate	6 gallons per gallon of wine
Annual Wastewater Generation	270,000 gallons
Crush Season Length	45 days
Wastewater Generated During Crush	1.5 gallons per gallon of wine
Peak Wastewater Generation Rate	1,500 gallons per day

Winery Process Wastewater Generation Table			
Month	Percentage of Annual Total	Monthly Flow (gallons)	Average Flow (gpd)
January	5.0%	13,500	435
February	5.0%	13,500	482
March	5.0%	13,500	435
April	4.0%	10,800	360
May	4.0%	10,800	348
June	5.0%	13,500	450
July	10.0%	27,000	871
August	18.0%	48,600	1,568
September	18.0%	48,600	1,620
October	15.0%	40,500	1,306
November	6.0%	16,200	540
December	5.0%	13,500	435
Total	100.0%	270,000	

Notes:

- I. Wastewater generation rates and monthly proportioning are based on our past experience with similar projects.

“J”

Transient Non-Community Water System Information

Arrow and Branch Winery, Use Permit Major Modification P23-00057
Planning Commission Hearing Date September 17, 2025

TRANSIENT NON-COMMUNITY
WATER SYSTEM INFORMATION

FOR THE

A&B Vineyards LLC Winery

LOCATED AT:

5215 Solano Avenue
Napa, CA 94558
Napa County APN 034-190-040

PREPARED FOR:

A&B Vineyards LLC
Care of: Steve Contursi
1042 North Coast Highway
Laguna Beach, CA 92651
(949) 233-3752

PREPARED BY:



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Job Number: 20-139

Michael R. Muelrath

Michael R. Muelrath R.C.E. 67435

9/19/2024

Date



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NAME OF PERSON WHO PREPARED THIS REPORT	2
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INTRODUCTION

A&B Vineyards LLC is applying for a Use Permit Modification to change the entitlements for their previously permitted and under construction winery facility located at 5215 Solano Avenue in Napa County, California. The subject property is located just north of the intersection of Solano Avenue and Oak Knoll Avenue and is also known as Napa County Assessor's Parcel Number 034-190-040.



Figure 1: Location Map

A Use Permit (P12-00440) and subsequent modifications for this project was approved by the Napa County Planning Commission allows the construction and operation of a new winery.

This new Use Permit Modification proposes the following characteristics:

- Wine Production:
 - 45,000 gallons of wine per year
 - Crushing, fermenting, aging and bottling
- Employees:
 - 5 employees
 -

- Marketing Plan:
 - Daily Tours and Tastings by Appointment
 - 34 visitors per day maximum
 - Marketing Events Type #1
 - 12 per year
 - 30 guests maximum
 - Food prepared offsite by catering company
 - Marketing Events Type #2
 - 2 per year
 - 125 guests maximum
 - Food prepared offsite by catering company
 - Portable toilets used for restrooms

Existing development on the property includes approximately six acres of vineyards, two wells, access roads, winery buildings under construction and the related access and utility infrastructure typical of this type of agricultural and winery development. Water for the winery will be provided by the existing Winery Well located on the subject property. Please see the A&B Vineyards LLC Use Permit Modification Conceptual Site Improvement Plans for approximate locations of existing and proposed features.

Groundwater is currently used for vineyard irrigation and to support the entitled winery which is under construction. Groundwater will continued to be used for these activities moving forward including the proposed winery use modifications.

Since the number of employees plus the number of visitors is expected to exceed 24 for 60 or more days out of the year the project will be required to implement a Transient Non-Community Public Water System.

A&B Vineyards LLC has requested that Applied Civil Engineering Incorporated (ACE) prepare a brief report outlining the anticipated technical, managerial and financial aspects of the water system that will be required to serve the proposed winery to accompany the winery Use Permit application as required by Napa County.

WATER SYSTEM NAME

The water system will be known as the “A&B Vineyards Winery Water System”.

NAME OF PERSON WHO PREPARED THIS REPORT

This report was prepared by Michael R. Muelrath, PE of Applied Civil Engineering Incorporated. Information regarding the parameters of the subject Use Permit Modification application was provided by representatives of A&B Vineyard LLC and Taylor Lombardo Architects.

TECHNICAL CAPACITY

System Description

Water for the existing vineyards is currently provided by an existing onsite well (Well Completion Report No. WCR2020-002111). Water for the winery will also be provided by the

existing groundwater well. According to the Well Completion Report and County Permit (E19-00681) records this existing well does have the required 50 foot deep, 3 inch wide annular seal as is required for public water systems. A second existing well is proposed to be reserved for vineyard irrigation only.

Treatment is expected to consist of standard water treatment technologies and detailed plans for the water treatment system will be prepared and presented to Napa County for review during the building permit and water system permit stage.

Water Demand Projection

Napa County Water Availability Analysis Guidelines were used to estimate the annual water demand for the proposed winery uses and associated landscaping around the new winery. The vineyards were included in this analysis even though they have a separate source of water available to meet irrigation needs. The total proposed water use is estimated to be approximately 4.38 acre-feet per year. Of the projected 4.38 ac-ft approximately 1.18 acre-feet is associated with domestic and processing uses for the proposed winery and the balance is associated with vineyard and landscape irrigation. Using the projected annual domestic and processing water demand of 1.18 acre-feet per year, we have calculated an average daily demand of approximately 1,053 gallons and a maximum daily demand (MDD) of approximately 2,369 gallons (calculated using a peaking factor of 2.25 per California Waterworks Standards Section 64554b.3.(C)).

Source Adequacy

The existing well was constructed with a 50 foot deep, 3 inch wide annular seal to meet the requirements for public water systems. A copy of the Well Completion Report providing information about the existing well will be included with the water system application with the winery building permit application package to document adequacy of the seal.

Water Supply Capacity

Assuming a conservative well pumping cycle of 12 hours per day the new well must be capable of producing at least 3.3 gallons per minute to meet the water system's MDD. A pumping test in accordance with California Waterworks Standards Section 64554 was performed by Les Peterson Drilling & Pump Inc on 11/16/2021. According to the report prepared by Peterson Drilling & Pump Inc the yield for the well was determined to be at least 74 gpm which is significantly more than the required 3.3 gpm needed to meet the MDD. More details regarding the pumping test and recovery in accordance with California Waterworks Standards will be submitted prior to building permit and water system permit submittal to document the actual yield.

Furthermore, the results of the Water Availability Analysis prepared by Applied Civil Engineering confirm that the projected aquifer extraction complies with County requirements and therefore long-term supply should be sufficient to meet the needs of the public water system and other irrigation uses.

Once the water system is permitted and constructed we recommend that the water level, yield and drawdown in the well be monitored on an ongoing basis to detect any trends in changing water table levels and well yield so that alternate sources can be developed if needed.

The water system must also include a new storage tank that can store at least the MDD (2,369 gallons).

Water Quality Characterization

Preliminary testing was completed on 12/2/2021 by Alpha Analytical Laboratories Inc in Ukiah. These results indicate treatment will be required for manganese removal. The water treatment system must be designed to reduce all required contaminant levels to below the regulatory maximum contaminant level (MCL) for each constituent, as applicable. Based on preliminary assessment and experience with other wells in the general project area we judge that it will be feasible to provide treatment as needed to meet water quality requirements for the new public water system.

Consolidation Analysis

We have reviewed the California Water Boards System Area Boundary Layer Look-up Tool at <https://gispublic.waterboards.ca.gov/portal/apps/webappviewer/index.html?id=272351aa7db14435989647a86e6d3ad8> [Accessed on 12/20/2022] and found one system identified on the map that is located within 3 miles of the subject property:

I. City of Napa

We have reviewed the possibility of connecting to the City of Napa water system with the Napa County Local Agency Formation Commission and City of Napa Water Division and have determined that it is not feasible to connect to this existing water system since the parcel is in the County and has no existing regular water service (see correspondence in Appendix 2).

MANAGERIAL

Organization

Management and routine operation of the water system will be performed by the winery staff. One staff member will be responsible for performing sampling, reporting and keeping up to date records onsite in accordance with Napa County requirements. The winery staff person in charge of the water system will consult with water system specialists as needed if issues arise with any components of the water system. The water system manager will report directly to the property owner.

Land Ownership

The well, storage tank and all the piping will all be located on the same property as the proposed winery that it will serve which is owned by A&B Vineyards LLC (see ownership documents in Appendix 4) and therefore no easements are necessary.

Water Rights

The A&B Vineyards Winery Water System will use groundwater from a non-adjudicated groundwater basin exclusively and is therefore not subject to water rights through the State Water Resources Control Board.

FINANCIAL

There will be no revenue generated by the water system.

The expected expenses for the water system can be broken down into initial startup cost and ongoing operational cost as shown below.

Startup Cost

Startup cost includes the new water transmission piping, water storage tank, water treatment system equipment, booster pump and installation. The water treatment and storage equipment will be designed based on a full panel of water quality test results that will be performed on water from the existing well. Based on previous experience we estimate that the cost for these components will be approximately \$238,000 (see budget spreadsheet in Appendix 3).

Actual costs will be dependent upon the location of the tank and other water system components as well as results of the water quality testing and design of the water treatment system.

Annual Operating Cost

Annual operating cost for the water system will include a portion of one employee's salary, cost for performing quarterly and annual water quality testing, equipment maintenance, replacement of consumable items, electrical service charges, professional fees and capital replacement allowance. The actual cost to operate and maintain the water system will be dependent on the final design of the water system. We estimate that the annual cost associated with operating and maintaining the water system will be approximately \$22,000 per year (see budget spreadsheet in Appendix 3).

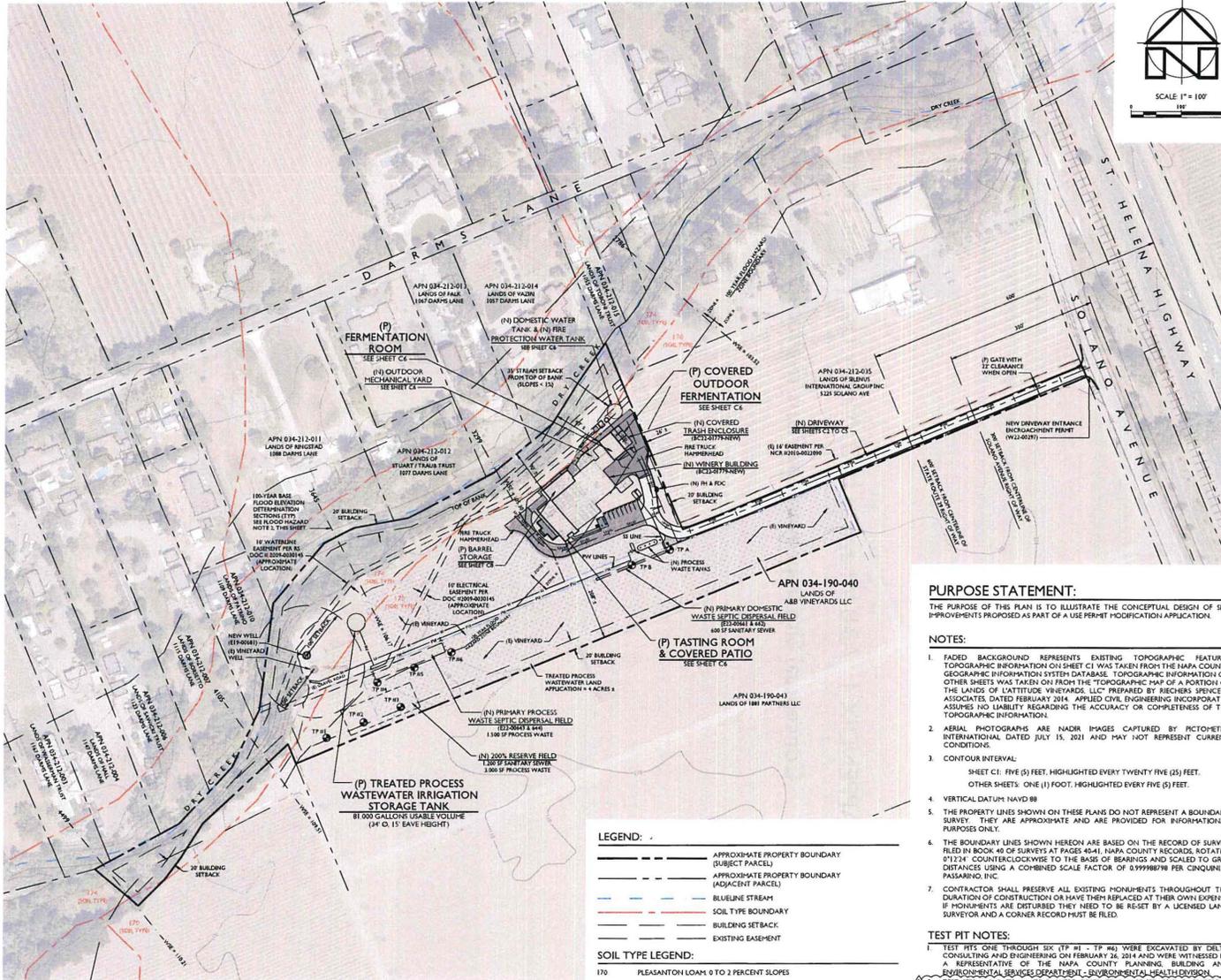
Funding

The startup cost will be financed along with the construction of the winery. The winery's annual budget must include a line item for water system operation and maintenance expenses to ensure finances are available to operate and maintain the water system throughout the life of the winery.

APPENDIX I: A&B Vineyards LLC Winery Use Permit Modification
Conceptual Site Improvement Plans (Reduced to 8.5" x 11")

A&B VINEYARDS LLC

USE PERMIT MODIFICATION CONCEPTUAL SITE IMPROVEMENT PLANS



OVERALL SITE PLAN
SCALE 1" = 100'

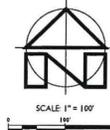
LEGEND:

- APPROXIMATE PROPERTY BOUNDARY (SUBJECT PARCEL)
- - - APPROXIMATE PROPERTY BOUNDARY (ADJACENT PARCEL)
- BLUELINE STREAM
- - - SOIL TYPE BOUNDARY
- BUILDING SETBACK
- EXISTING EASEMENT

SOIL TYPE LEGEND:

- 170 PLEASANTON LOAM 0 TO 2 PERCENT SLOPES
- 174 100% RIVERWASH

SOIL TYPE BOUNDARIES SHOWN ON THIS MAP ARE BASED ON THE NAPA COUNTY GEOGRAPHIC INFORMATION SYSTEM DATA AND SHOULD BE CONSIDERED APPROXIMATE.



PROJECT INFORMATION:

PROPERTY OWNER & APPLICANT:
A&B VINEYARDS LLC
1042 NORTH COAST HIGHWAY
LAGUNA BEACH, CA 92651

SITE ADDRESS:
5215 SOLANO AVENUE
NAPA, CA 94558

ASSESSOR'S PARCEL NUMBER:
034-190-040

PARCEL SIZE:
10.1 ± ACRES

PROJECT SIZE:
2.0 ± ACRES

ZONING:
AGRICULTURAL PRESERVE (AP)

DOMESTIC WATER SOURCE:
PRIVATE WELL

FIRE PROTECTION WATER SOURCE:
STORAGE TANK

WASTEWATER DISPOSAL:
ONSITE TREATMENT AND DISPERSAL

SHEET INDEX:

- C1 OVERALL SITE PLAN
- C2 DRIVEWAY PLAN & PROFILE STA 0+50 TO STA 9+25
- C3 DRIVEWAY PLAN & PROFILE STA 9+25 TO STA 53+25
- C4 DRIVEWAY CROSS SECTIONS STA 1+00 TO STA 11+25
- C5 DRIVEWAY CROSS SECTIONS STA 11+50 TO STA 53+00
- C6 BUILDING AREA CONCEPTUAL SITE IMPROVEMENT PLAN
- C7 STORMWATER CONTROL PLAN
- C8 IMPERVIOUS SURFACE EXHIBIT

FLOOD HAZARD NOTES:

1. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 96050200SF, EFFECTIVE SEPTEMBER 29, 2016, ALL OR A PORTION OF THE PROJECT SITE IS LOCATED IN A SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% CHANCE ANNUAL FLOOD (100 YEAR FLOOD). THE APPROXIMATE FLOOD HAZARD BOUNDARY LINES IS SHOWN ON THIS PLAN. SEE FIRM FOR ADDITIONAL INFORMATION.
2. A DETAILED FLOOD STUDY WAS PREPARED BY SCHAFF AND WHEELER AND THE BASE FLOOD ELEVATION AT THE BUILDING SITE ACCORDING TO THAT STUDY IS APPROXIMATELY 105.36 ± NAVD 88. THE FLOODWATER ELEVATION WOULD BE CONTAINED WITHIN THE BANKS OF DRY CREEK. THE BUILDING WILL NONETHELESS BE ELEVATED MORE THAN 1' ABOVE THE BFE.

EXISTING WINERY PERMIT SUMMARY:

PURPOSE	PERMIT NUMBER
PRIOR WINEY USE PERMIT MODIFICATION	FP21-00087 (PHASE 1)
GRADING PERMIT	EN22-00010
FLOODPLAIN PERMIT	EN22-00020
WINERY BUILDING PERMIT	BC23-01079-NEW
UTILITY-OTHER PERMIT	BC23-01081
FIRE SPRINKLERS PERMIT	F23-00292
FIRE ALARM PERMIT	F23-00258
PROCESS WASTEWATER	E22-00644
SANITARY WASTEWATER	E22-00622

PURPOSE STATEMENT:

THE PURPOSE OF THIS PLAN IS TO ILLUSTRATE THE CONCEPTUAL DESIGN OF SITE IMPROVEMENTS PROPOSED AS PART OF A USE PERMIT MODIFICATION APPLICATION.

NOTES:

1. FADED BACKGROUND REPRESENTS EXISTING TOPOGRAPHIC FEATURES. TOPOGRAPHIC INFORMATION ON SHEET C1 WAS TAKEN FROM THE NAPA COUNTY GEOGRAPHIC INFORMATION SYSTEM DATABASE. TOPOGRAPHIC INFORMATION ON OTHER SHEETS WAS TAKEN FROM THE TOPOGRAPHIC MAP OF A PORTION OF THE LANDS OF LATTITUDE VINEYARDS, LLC, PREPARED BY RICHERS, SPENCE & ASSOCIATES, DATED FEBRUARY 2014. APPLIED CIVIL ENGINEERING INCORPORATED ASSUMES NO LIABILITY REGARDING THE ACCURACY OR COMPLETENESS OF THE TOPOGRAPHIC INFORMATION.
2. AERIAL PHOTOGRAPHS ARE NAD83 IMAGES CAPTURED BY PICTOYEER INTERNATIONAL DATED JULY 15, 2021 AND MAY NOT REPRESENT CURRENT CONDITIONS.
3. CONTOUR INTERVAL:
SHEET C1: FIVE (5) FEET, HIGHLIGHTED EVERY TWENTY FIVE (25) FEET.
OTHER SHEETS: ONE (1) FOOT, HIGHLIGHTED EVERY FIVE (5) FEET.
4. VERTICAL DATUM: NAVD 88
5. THE PROPERTY LINES SHOWN ON THESE PLANS DO NOT REPRESENT A BOUNDARY SURVEY. THEY ARE APPROXIMATE AND ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY.
6. THE BOUNDARY LINES SHOWN HEREON ARE BASED ON THE RECORD OF SURVEY FILED IN BOOK 46 OF SURVEYS AT PAGE 4041, NAPA COUNTY RECORDS, ROTATED 91.234° COUNTERCLOCKWISE TO THE BASE OF BEARINGS AND SCALED TO GRID DISTANCES USING A COMBINED SCALE FACTOR OF 0.99998789 PER CONQUIN & PASARODI, INC.
7. CONTRACTOR SHALL PRESERVE ALL EXISTING MONUMENTS THROUGHOUT THE DURATION OF CONSTRUCTION OR HAVE THEM REPLACED AT THEIR OWN EXPENSE. IF MONUMENTS ARE DISTURBED THEY NEED TO BE RESET BY A LICENSED LAND SURVEYOR AND A CORNER RECORD MUST BE FILED.

TEST PIT NOTES:

1. TEST PITS ONE THROUGH SIX (TP #1 - TP #6) WERE EXCAVATED BY DELTA CONSULTING AND ENGINEERING ON FEBRUARY 26, 2014 AND WERE WITNESSED BY A REPRESENTATIVE OF THE NAPA COUNTY PLANNING, BUILDING AND ENVIRONMENTAL SERVICES DEPARTMENT - ENVIRONMENTAL HEALTH DIVISION.
2. TEST PITS A & B (TP A - TP B) WERE OBSERVED BY APPLIED CIVIL ENGINEERING INCORPORATED ON JULY 26, 2023 AND WERE WITNESSED BY A REPRESENTATIVE OF THE NAPA COUNTY PLANNING, BUILDING AND ENVIRONMENTAL SERVICES DEPARTMENT - ENVIRONMENTAL HEALTH DIVISION.

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A&B VINEYARDS LLC
 USE PERMIT MODIFICATION CONCEPTUAL SITE IMPROVEMENT PLANS
 OVERALL SITE PLAN

PREPARED UNDER THE DIRECTION OF



DRAWN BY:
PowerCAD LLC

CHECKED BY:
PHR1

DATE:
SEPTEMBER 6, 2023

REVISIONS: BY

5/10/2023 YPS PERMIT RESUBMITTAL

9/6/2023 YPS PERMIT RESUBMITTAL

8/9/2024 YPS PERMIT RESUBMITTAL

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FILE:
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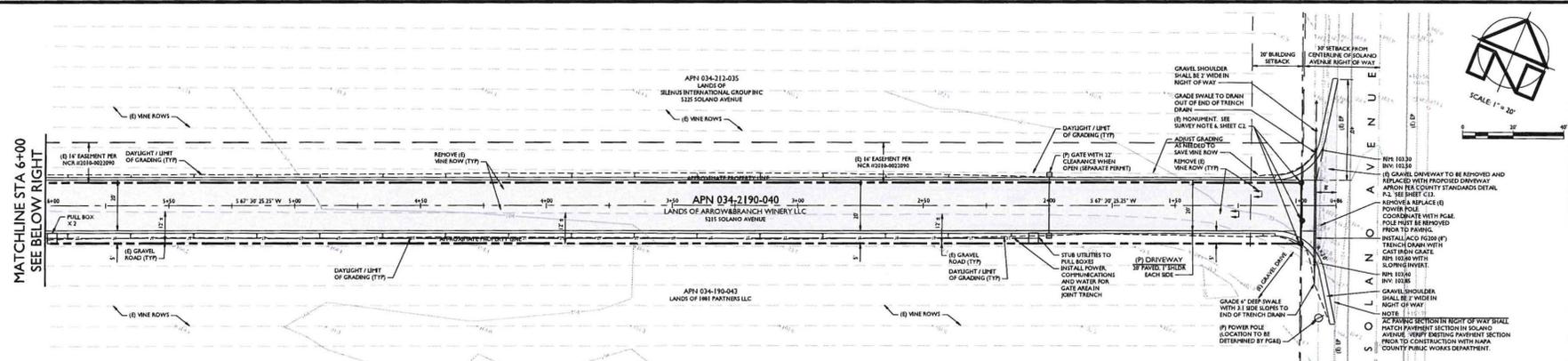
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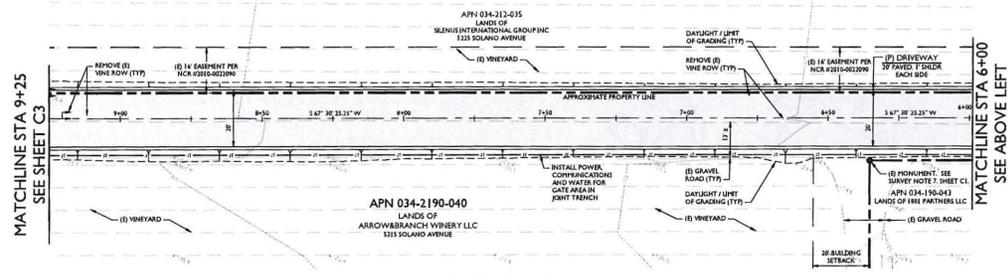
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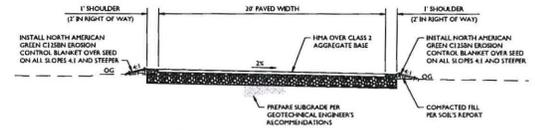


**DRIVEWAY PLAN
STA 0+86 TO STA 6+00**
SCALE 1" = 20'

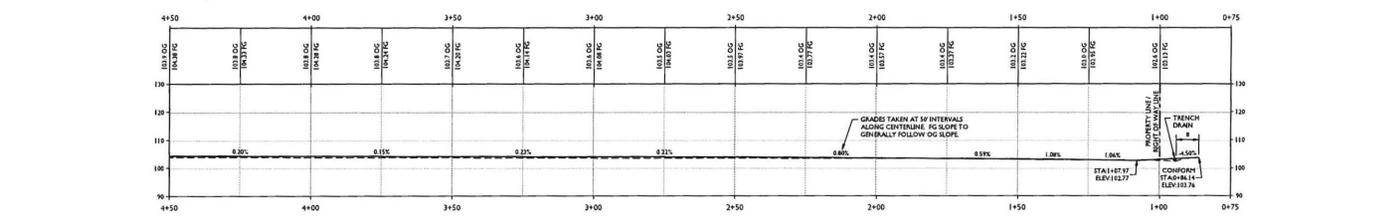


**DRIVEWAY PLAN
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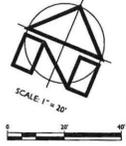
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 - APPROXIMATE PROPERTY BOUNDARY (ADJACENT PARCEL)
 - - - EXISTING EASEMENT OR SETBACK
 - - - EXISTING EDGE OF PAVEMENT
 - - - EXISTING EDGE OF DIRT / GRAVEL ROAD
 - - - EXISTING VINE ROW
 - - - EXISTING VINEYARD BOUNDARY
 - - - PROPOSED EDGE OF PAVEMENT AND SHOULDER
 - - - PROPOSED DAYLIGHT / LIFT OF GRADING
 - - - PROPOSED JOINT TRENCH
 - - - PROPOSED ASPHALT CONCRETE PAVING



TYPICAL DRIVEWAY SECTION
SCALE 1" = 5'



**DRIVEWAY PROFILES
STA 0+75 TO STA 9+25**
SCALE 1" = 20'



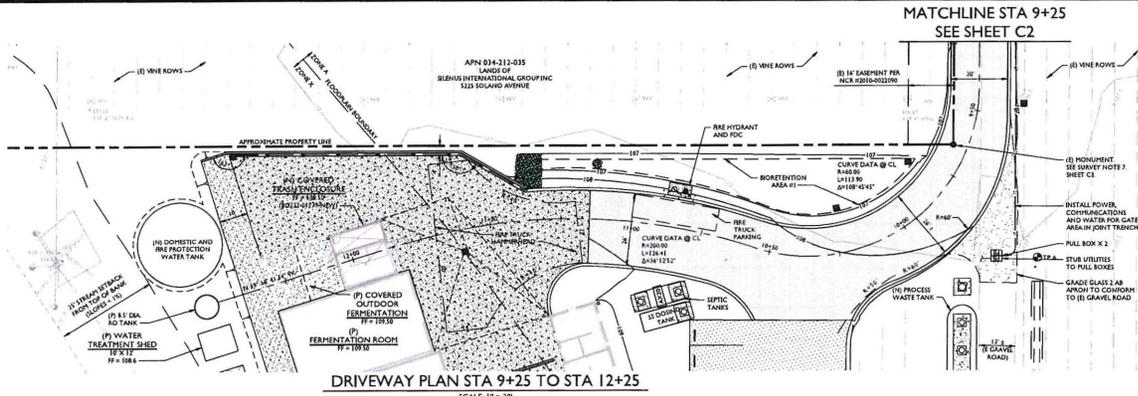
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A&B VINEYARDS LLC
USE PERMIT MODIFICATION CONCEPTUAL SITE IMPROVEMENT PLANS
DRIVEWAY PLAN & PROFILE STA 0+80 TO STA 9+25

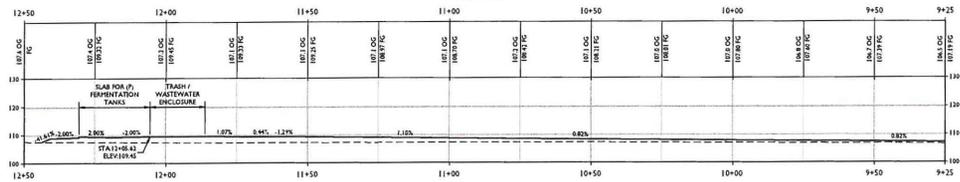


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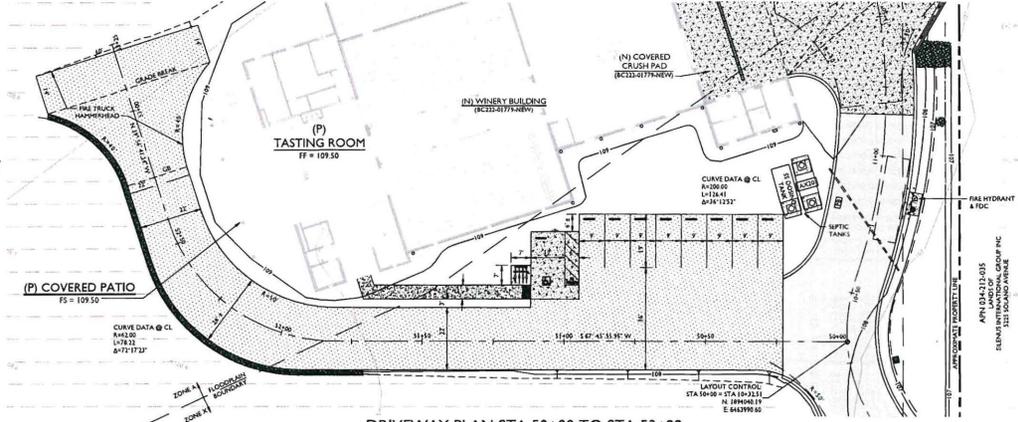
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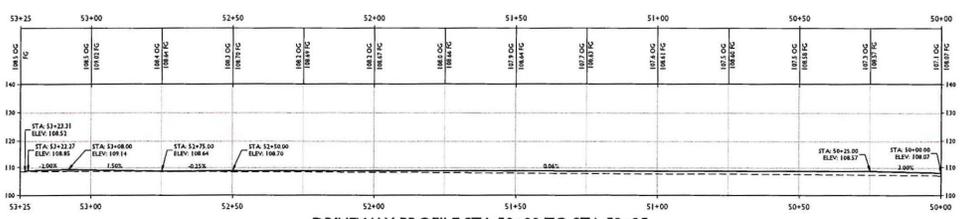
DRIVEWAY PLAN STA 9+25 TO STA 12+25



DRIVEWAY PROFILE STA 9+25 TO STA 12+50



DRIVEWAY PLAN STA 50+00 TO STA 53+22



DRIVEWAY PROFILE STA 50+00 TO STA 53+25

- LEGEND:**
- APPROXIMATE PROPERTY BOUNDARY (SUBJECT PARCEL)
 - APPROXIMATE PROPERTY BOUNDARY (ADJACENT PARCEL)
 - - - EXISTING EASEMENT OR SETBACK
 - EXISTING EDGE OF PAVEMENT
 - EXISTING EDGE OF DIRT / GRAVEL ROAD
 - EXISTING FENCE
 - EXISTING FLOWLINE
 - EXISTING GRADE BREAK / TOP OF BANK
 - EXISTING TOE OF BANK
 - EXISTING VINE ROW
 - EXISTING VINEYARD BOUNDARY
 - PROPOSED EDGE OF PAVEMENT AND SHOULDER
 - PROPOSED DAYLIGHT / LIMIT OF GRADING
 - PROPOSED TOP OF BANK / GRADE BREAK
 - PROPOSED RETAINING WALL
 - PROPOSED BUILDING
 - PROPOSED SINGLE POLE SIGN
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 - PROPOSED ENERGY DISSIPATOR
 - PROPOSED HEAVY DUTY PCC PAVING
 - PROPOSED LIGHT DUTY PCC PAVING
 - PROPOSED GRAVEL PAVING
 - PROPOSED CHIP SEAL PAVING
 - PROPOSED ASPHALT CONCRETE PAVING
 - PROPOSED DECOMPOSED GRANITE PAVING
 - PROPOSED PAVERS SET IN CONCRETE
 - PROPOSED ROCK

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 Napa, CA 94559
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A&B VINEYARDS LLC
 USE PERMIT MODIFICATION CONCEPTUAL SITE IMPROVEMENT PLANS
 DRIVEWAY PLAN & PROFILE STA. 9+25 TO STA. 53+25

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 CHECKED BY: FRM
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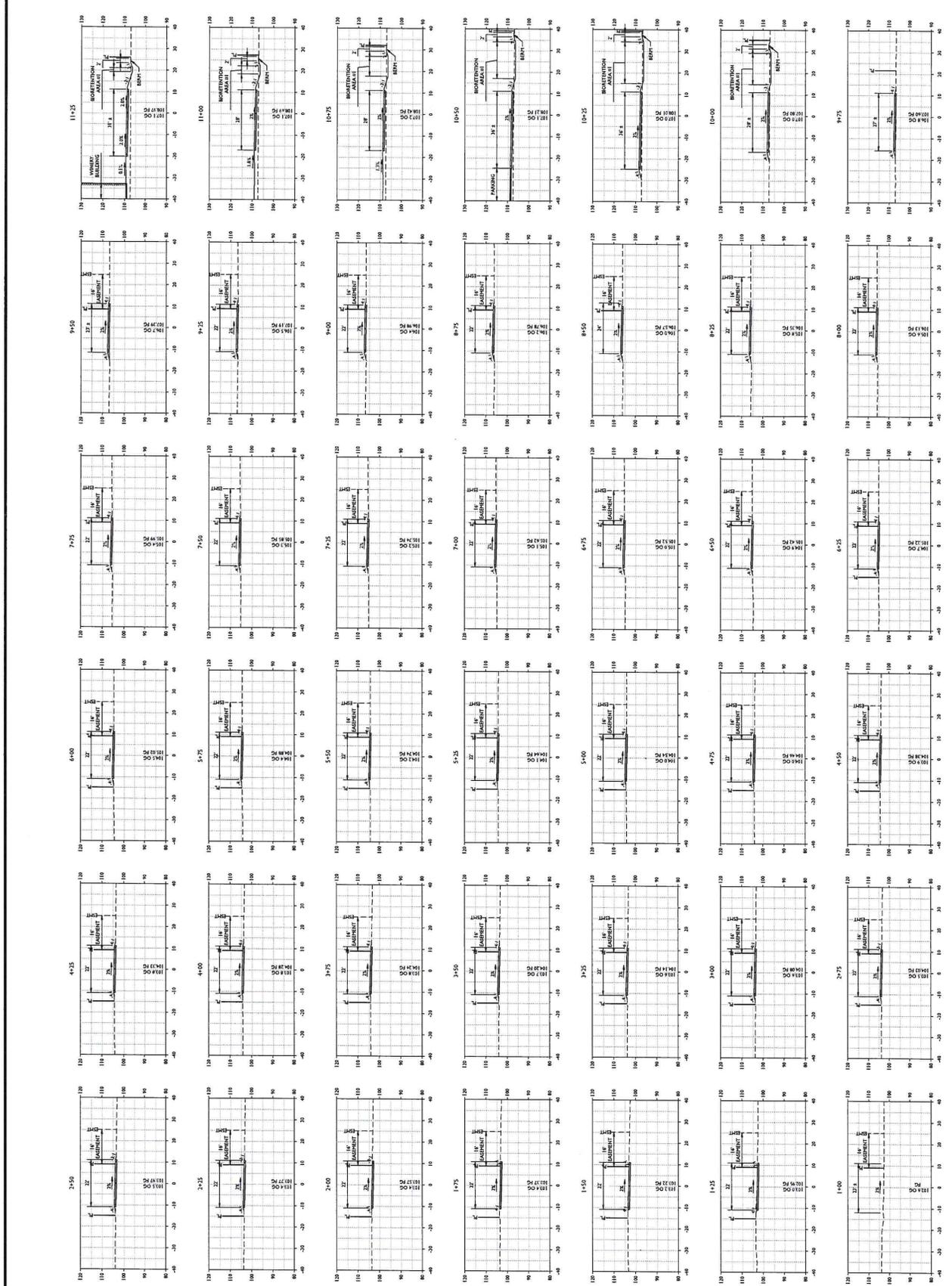
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OF 8

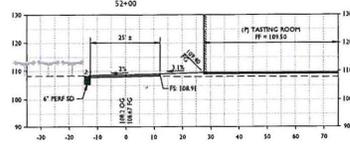
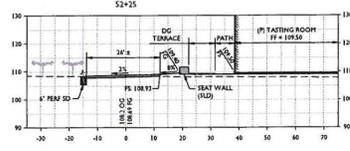
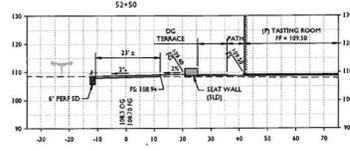
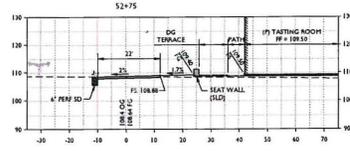
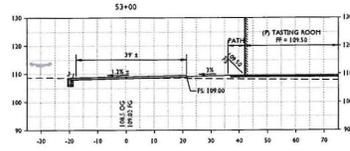
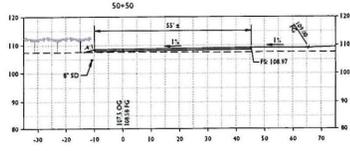
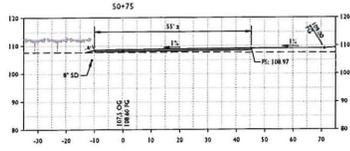
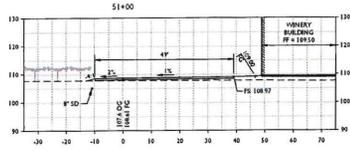
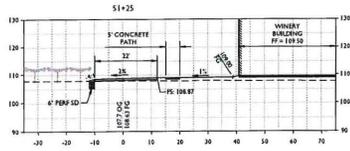
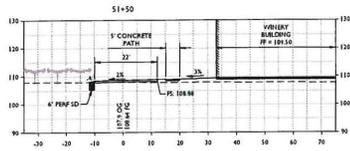
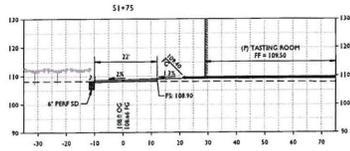


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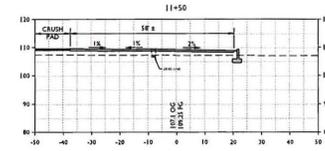
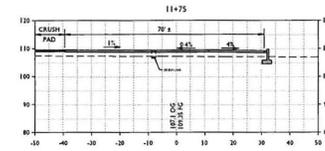
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DRIVEWAY CROSS SECTIONS STA 1+00 TO STA 11+25
SCALE 1"=20'



DRIVEWAY CROSS SECTIONS STA 50+50 TO STA 53+00
SCALE: 1" = 20'



DRIVEWAY CROSS SECTIONS STA 11+50 TO STA 11+75
SCALE: 1" = 20'



A&B VINEYARDS LLC

USE PERMIT MODIFICATION CONCEPTUAL SITE IMPROVEMENT PLANS
DRIVEWAY CROSS SECTIONS STA 11+50 TO STA 53+00

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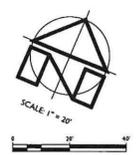
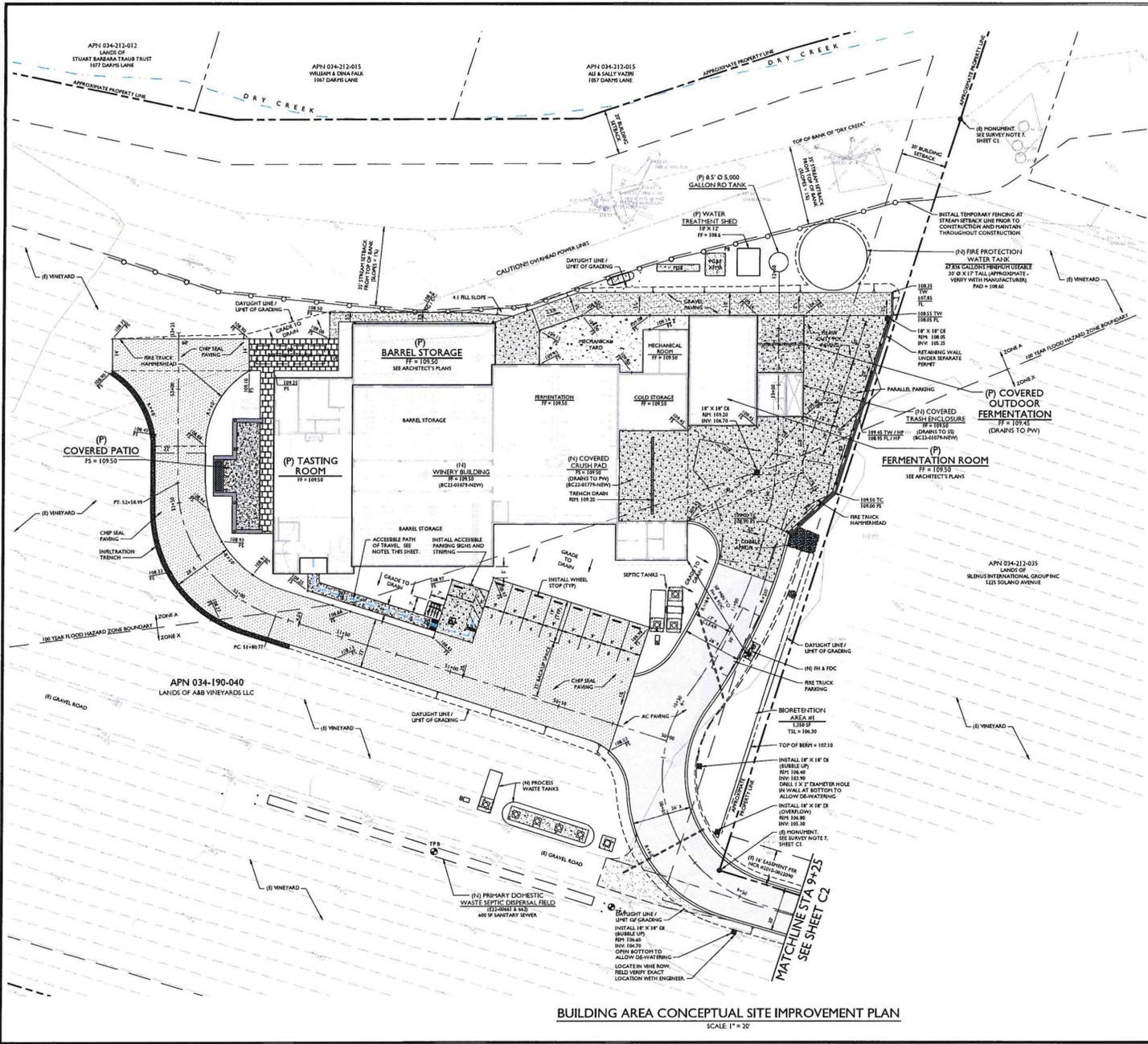


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JOB NUMBER: 20-139
FILE: 20-139-IMP-DWY.DWG
ORIGINAL SIZE: 24" X 36"
SHEET NUMBER:

C5
OF
8

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LEGEND:

- APPROXIMATE PROPERTY BOUNDARY (SUBJECT PARCEL)
- - - APPROXIMATE PROPERTY BOUNDARY (ADJACENT PARCEL)
- EXISTING EASEMENT OR SETBACK
- EXISTING EDGE OF DRIP / GRAVEL ROAD
- EXISTING OVERHEAD POWER LINE
- EXISTING BLUE LINE STREAM
- EXISTING GRADE BREAK / TOP OF BANK
- EXISTING TOE OF BANK
- EXISTING VINE ROW
- EXISTING VINEYARD BOUNDARY
- PROPOSED EDGE OF PAVEMENT AND SHOULDER
- PROPOSED DAYLIGHT / LIMIT OF GRADING
- PROPOSED TOP OF BANK / GRADE BREAK
- PROPOSED RETAINING WALL
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- PROPOSED WHEEL STOP
- PROPOSED ACCESSIBLE PARKING
- PROPOSED DRAIN INLET
- PROPOSED ENERGY DISSIPATOR
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- PROPOSED LIGHT DUTY PCC PAVING
- PROPOSED GRAVEL PAVING
- PROPOSED CHIP SEAL PAVING
- PROPOSED ASPHALT CONCRETE PAVING
- PROPOSED DECOMPOSED GRANITE PAVING
- PROPOSED ROCK
- PROPOSED PAVERS SET IN CONCRETE

ACCESSIBLE ROUTE OF TRAVEL NOTE:

- A. ALL ACCESSIBLE ROUTES OF TRAVEL SHALL COMPLY WITH THE REQUIREMENTS OF CBC 11B. THE REQUIREMENTS INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING:
 - A. RUNNING SLOPE OF WALKING SURFACES SHALL NOT EXCEED 5% (1:20)
 - B. RUNNING SLOPE OF RAMPS SHALL NOT EXCEED 8.33% (1:12)
 - C. CROSS SLOPE OF WALKS AND RAMPS NOT TO EXCEED 2.083% (1:48)
 - D. LANDING AND LEVEL AREA SLOPES NOT TO EXCEED 2.083% (1:48)
 - E. VERTICAL CHANGES IN LEVEL SHALL NOT EXCEED 1/4 INCH. ALL LEVEL CHANGES BETWEEN 1/4 INCH AND 1/2 INCH SHALL BE BEVELED WITH A SLOPE NO STEEPER THAN 1:2 (1/4"). ANY LEVEL CHANGES GREATER THAN 1/2 INCH SHALL BE RAMPED AND COMPLY WITH CBC 11B-605.
 - F. OPENINGS IN DRAINS AND GRATING SHALL NOT EXCEED 1/2 INCH IN PREDOMINANT DIRECTION OF TRAVEL.

GRADING QUANTITIES*

CUT	600 ± CY
FILL	900 ± CY
NET*	300 ± CY (FILL)

* THIS ESTIMATE IS PROVIDED AS A TOOL FOR THE REVIEWING AGENCIES TO EVALUATE THE ENVIRONMENTAL IMPACTS OF THE PROJECT. IT IS NOT INTENDED TO BE USED FOR CONSTRUCTION PURPOSES. CONTRACTOR IS TO PERFORM THEIR OWN BATHYMETRIC CALCULATIONS AND SHALL NOT USE THE ESTIMATES PRESENTED ABOVE. THIS ESTIMATE IS BASED ON IN PLACE VOLUMES AND DOES NOT INCLUDE FLUFF, SHRINKAGE PAVING, AGGREGATES OR SELECT FILL VOLUMES.

BUILDING AREA CONCEPTUAL SITE IMPROVEMENT PLAN

SCALE 1" = 30'



A&B VINEYARDS LLC
 USE PERMIT MODIFICATION CONCEPTUAL SITE IMPROVEMENT PLANS
 BUILDING AREA CONCEPTUAL SITE IMPROVEMENT PLAN

PREPARED UNDER THE DIRECTION OF:



DRAWN BY:	PowerCAD LLC
CHECKED BY:	FRM
DATE:	AUGUST 9, 2024
REVISIONS:	BY:
3/10/2023	YHS
PERMIT RESUBMITTAL	
5/10/2023	YHS
PERMIT RESUBMITTAL	
6/9/2024	YHS
PERMIT RESUBMITTAL	

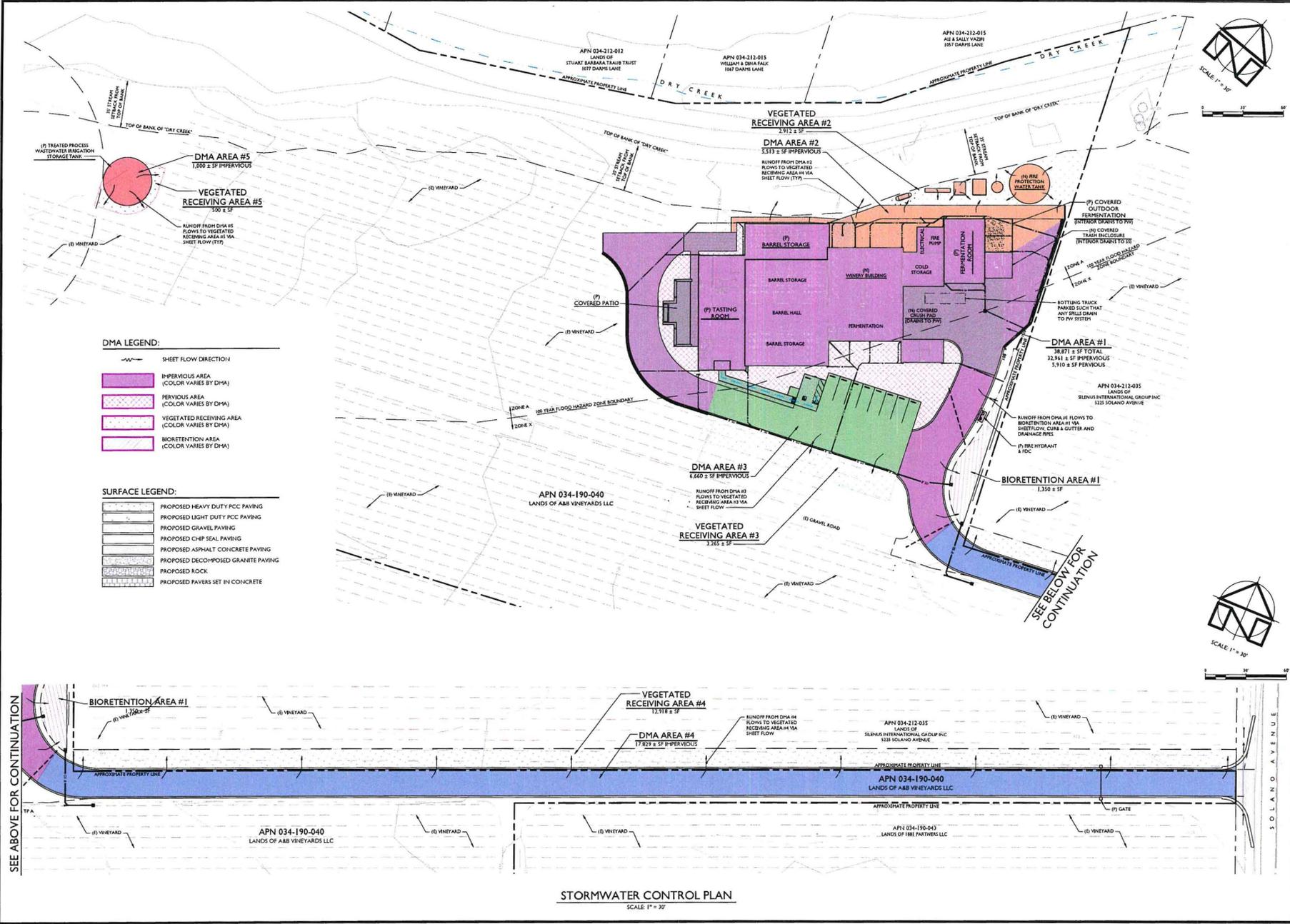
JOB NUMBER:
20-139

FILE:
20-139CONC-GRAD.DWG

ORIGINAL SIZE:
24" x 36"

SHEET NUMBER:
C6

OF
8



DMA LEGEND:

- SHEET FLOW DIRECTION
- IMPERVIOUS AREA (COLOR VARIES BY DMA)
- PERVIOUS AREA (COLOR VARIES BY DMA)
- VEGETATED RECEIVING AREA (COLOR VARIES BY DMA)
- BIORETENTION AREA (COLOR VARIES BY DMA)

SURFACE LEGEND:

- PROPOSED HEAVY DUTY PCC PAVING
- PROPOSED LIGHT DUTY PCC PAVING
- PROPOSED GRAVEL PAVING
- PROPOSED CHIP SEAL PAVING
- PROPOSED ASPHALT CONCRETE PAVING
- PROPOSED DECOMPOSED GRANITE PAVING
- PROPOSED ROCK
- PROPOSED PAVERS SET IN CONCRETE

STORMWATER CONTROL PLAN
SCALE 1" = 30'



A&B VINEYARDS LLC
USE PERMIT MODIFICATION CONCEPTUAL SITE IMPROVEMENT PLANS
STORMWATER CONTROL PLAN



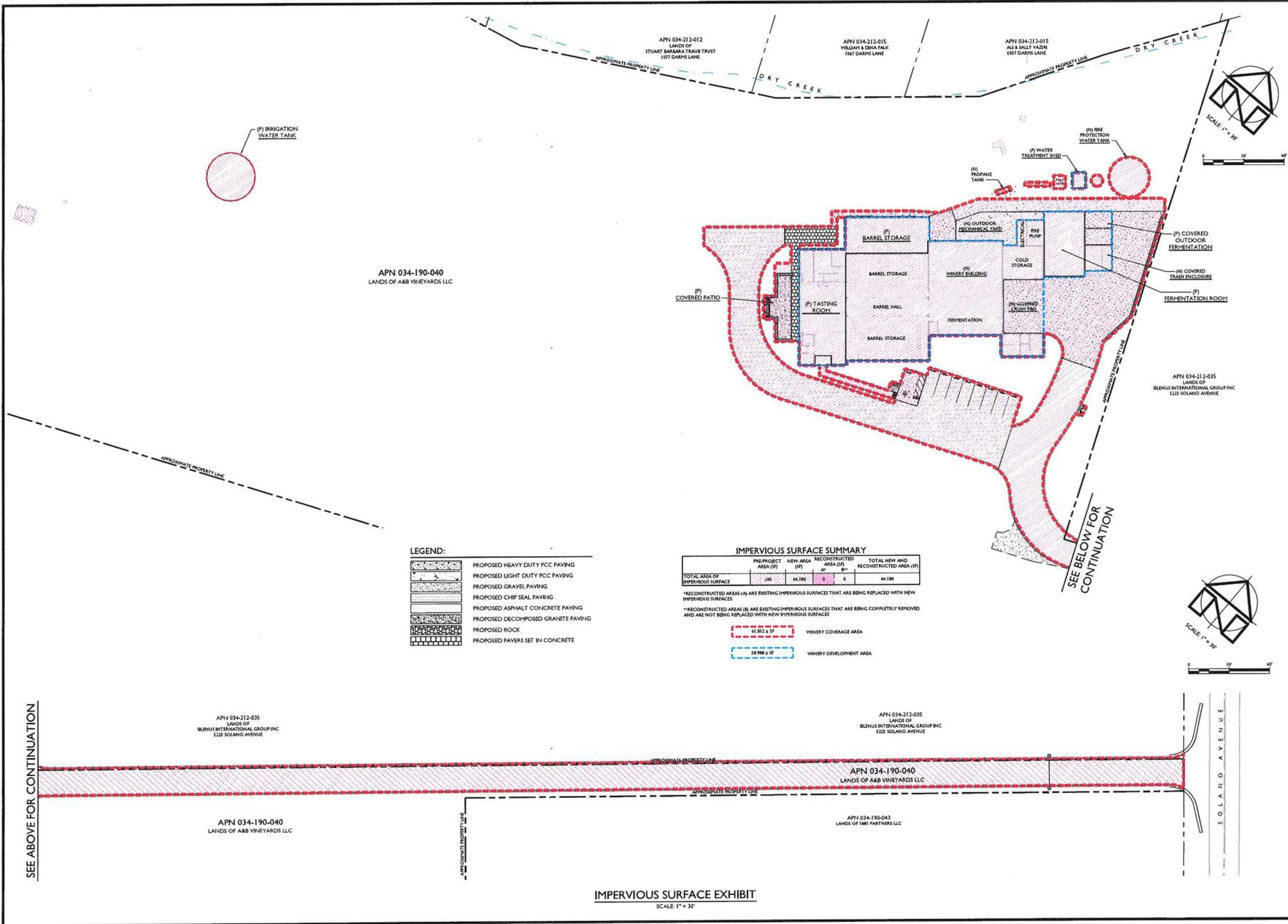
PREPARED UNDER THE DIRECTION OF:

DRAWN BY: PowerCAD LLC
CHECKED BY: PRH1
DATE: AUGUST 9, 2024

REVISIONS:	BY:	DATE:
3/10/2023	YHS	PER-MIT SUB-BITTAL
5/10/2023	YHS	PER-MIT RESUB-BITTAL
9/6/2023	YHS	PER-MIT RESUB-BITTAL
8/9/2024	YHS	PER-MIT RESUB-BITTAL

JOB NUMBER: 20-119
FILE: 20-119EXH-SCP.DWG
ORIGINAL SIZE: 24" X 36"
SHEET NUMBER:

C7
OF
8



LEGEND:

	PROPOSED HEAVY DUTY PCC PAVING
	PROPOSED LIGHT DUTY PCC PAVING
	PROPOSED GRAVEL PAVING
	PROPOSED CHIP SEAL PAVING
	PROPOSED ASPHALT CONCRETE PAVING
	PROPOSED DECOMPOSED GRANITE PAVING
	PROPOSED ROCK
	PROPOSED PAVERS SET IN CONCRETE

IMPERVIOUS SURFACE SUMMARY

TOTAL AREA OF IMPERVIOUS SURFACE	PRE-PROJECT AREA (SF)		NEW AREA (SF)		RECONSTRUCTED AREA (SF)		TOTAL NEW AND RECONSTRUCTED AREA (SF)	
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)
14,190	240	14,190	0	0	0	0	0	14,190

*RECONSTRUCTED AREAS (A) ARE EXISTING IMPERVIOUS SURFACES THAT ARE BEING REPLACED WITH NEW IMPERVIOUS SURFACES.
 **RECONSTRUCTED AREAS (B) ARE EXISTING IMPERVIOUS SURFACES THAT ARE BEING COMPLETELY REMOVED AND ARE NOT BEING REPLACED WITH NEW IMPERVIOUS SURFACES.

18.81 ± SF VINEY COVERAGE AREA
 18.98 ± SF VINEY DEVELOPMENT AREA

A&B VINEYARDS LLC
 USE PERMIT MODIFICATION CONCEPTUAL SITE IMPROVEMENT PLANS
 IMPERVIOUS SURFACE EXHIBIT



PREPARED UNDER THE DIRECTION OF

DRAWN BY: PowerCAD LLC
 CHECKED BY: JRM
 DATE: AUGUST 9, 2024

REVISIONS:

NO.	DATE	BY	DESCRIPTION
1	10/10/23	YHS	PERMIT SUBMITTAL
2	5/19/2023	YHS	PERMIT RESUBMITTAL
3	9/6/2023	YHS	PERMIT RESUBMITTAL
4	8/9/2024	YHS	PERMIT RESUBMITTAL

JOB NUMBER: 20-139
 FILE: 20-139EXHASE-01WG
 ORIGINAL SIZE: 24" X 36"
 SHEET NUMBER:

IMPERVIOUS SURFACE EXHIBIT
 SCALE 1" = 30'

SEE ABOVE FOR CONTINUATION

SEE BELOW FOR CONTINUATION

APPENDIX 2: Correspondence with LAFCO and the City of Napa

Eric Wade

From: Dana Stockon-Smith <dstockon@cityofnapa.org>
Sent: Wednesday, December 21, 2022 5:05 PM
To: Eric Wade
Cc: Mike Muelrath
Subject: Re: Water service at 5215 Solano Ave, Napa

This parcel is not able to connect to City Water for domestic or fire protection services as it is in the County and has no existing regular water service.

The interruptible surplus ag water connection to this parcel cannot be used for any purpose other than irrigation or frost protection. Last irrigation season (2022) there was zero surplus water available, and it's not looking hopeful that Lake Hennessey will fill to a level this year that would allow us to provide surplus water for the 2023 irrigation season. In addition, the municipal code states even in years with surplus water, the water will be available only from April 15th to September 15th:

13.04.050 Metered rates for interruptible surplus agricultural water service.

G. The following conditions shall be applicable to all interruptible surplus agricultural water service for irrigation:

- 1. Water service shall be available only during the period April 15th to September 15th of each year;*
- 2. The water service shall be turned on April 14th and off on September 16th of each year by a city representative;*

Surplus ag water is not a reliable alternate water source. Let me know if you have any other questions.

Thanks,
Dana Stockon
City of Napa - Utilities Department
1700 Second St. Ste. 100
Napa CA 94559
(707) 257-9496

From: Eric Wade <eric@appliedcivil.com>
Sent: Wednesday, December 21, 2022 10:05 AM
To: Dana Stockon-Smith
Cc: Mike Muelrath
Subject: FW: Water service at 5215 Solano Ave, Napa

You don't often get email from eric@appliedcivil.com. [Learn why this is important](#)

[EXTERNAL]

Hi Dana,

I'm working on a water system report for the new Arrow & Branch Winery at 5215 Solano Ave, APN 034-190-040, as part of a County Use Permit application. This site appears to be outside of the City limits but is shown as being within the City of Napa water system service area on the Water Board's website. There is an interruptible Ag service that likely runs from Darms Lane under Dry Creek to the parcel, however I'm evaluating if the existing well can provide enough water for the winery's estimated water domestic and irrigation demand with the necessary water treatment and storage tanks. If City water is available for domestic and fire protection use it may be considered as an alternate, however the availability of water on a

surplus-only condition, if applicable, may not be reliable enough to be the primary water source or make sense financially since the on-site storage, pumping, and treatment infrastructure would still be needed when surplus water is not available. Please let me know your thoughts. I know we are going into the holidays so I look forward to connecting with you early next year if not sooner.
Thanks,

Eric Wade
Office: (707) 320-4968
Mobile: (707) 337-4326

Applied Civil Engineering Incorporated
www.appliedcivil.com

From: Freeman, Brendon <bfreeman@napa.lafco.ca.gov>
Sent: Tuesday, December 20, 2022 3:55 PM
To: Eric Wade <eric@appliedcivil.com>
Cc: Mike Muelrath <mike@appliedcivil.com>
Subject: RE: Water service at 5215 Solano Ave, Napa

Good afternoon Eric,

Under California Government Code Section 56133, and with local LAFCO policies in mind, the City of Napa can only provide water service to 5215 Solano Ave if one of the following conditions applies:

- There exists a documented threat to public health or safety involving existing facilities on the property
- The water service is considered a transfer of nonpotable or nontreated water
- The water service involves surplus water to agricultural lands and facilities, including, but not limited to, incidental residential structures, for projects that serve conservation purposes or that directly support agricultural industries

It does sound as if the third bulletpoint condition might be possible to meet, but the City of Napa and LAFOC would need to know more about the specific intended use of water. Also, the City would need to determine the water being provided is surplus water.

Please let me know if you have any questions, and enjoy the holidays!

Brendon Freeman, Executive Officer
Local Agency Formation Commission of Napa County
1754 Second Street, Suite C
Napa, California 94559
Office: (707) 259-8645
Mobile: (707) 363-1783
www.napa.lafco.ca.gov



From: Eric Wade <eric@appliedcivil.com>
Sent: Tuesday, December 20, 2022 3:32 PM
To: Freeman, Brendon <bfreeman@napa.lafco.ca.gov>
Cc: Mike Muelrath <mike@appliedcivil.com>
Subject: Water service at 5215 Solano Ave, Napa

[External Email - Use Caution]

Hi Brendon,

I'm working on a public water system application for the new Arrow & Branch Winery at 5215 Solano Ave, APN 034-190-040. This site appears to be outside of the City limits but is shown as being within the City of Napa water system service area on the Water Board's website. I've been told there is an existing interruptible Ag service that likely runs from Darms Lane under Dry Creek to the parcel, and I'm evaluating if an existing well can provide enough water for the winery's estimated domestic water and irrigation demand with the necessary water treatment and storage tank infrastructure. If City water is available for domestic and fire protection use it may be considered as an alternate. I'm planning on reaching out to the City as well, but I'd like see what info you have regarding this site's ability to connect to the City's water system.

Thanks,

Eric Wade
Project Engineer



2160 Jefferson Street, Suite 230
Napa, CA 94559

Office: (707) 320-4968
Mobile: (707) 337-4326
www.appliedcivil.com



Please consider the environment before printing this email

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APPENDIX 3: Budgeting Spreadsheets

SIMPLIFIED CAPITAL IMPROVEMENT PLAN (CIP)

Date: 1/6/2023

System ID No.: TBD

System Name: A&B Vineyards Winery Water System

Service Connections: 1

*Enter information only in YELLOW shaded cells

QTY	COMPONENT	UNIT COST	INSTALLED COST	AVG LIFE, YEARS	ANNUAL RESERVE	MONTHLY RESERVE	MONTHLY RESERVE PER CUSTOMER
1	Drilled Well, 6", steel casing	80	43600	25	1744.00	145.33	145.33
0	Drilled Well, 8", steel casing	130	0	25	0.00	0.00	0.00
0	Drilled Well, 12", steel casing	200	0	25	0.00	0.00	0.00
1	Wellhead Electrical Controls	700	700	25	28.00	2.33	2.33
0	Submersible Pump, 20 HP	9000	0	7	0.00	0.00	0.00
0	Submersible Pump, 3 HP	2000	0	7	0.00	0.00	0.00
1	Submersible Pump, 5 HP	3500	3500	7	500.00	41.67	41.67
1	Booster Pump Station, 10 HP, complete	14000	14000	5	2800.00	233.33	233.33
1	Booster Pump Station Electrical Controls	5000	5000	5	1000.00	83.33	83.33
0	Pressure Tank	Gallons: 1.5	0	10	0.00	0.00	0.00
1	Pressure Tank	Gallons: 80	1.5	120	10	12.00	1.00
0	Storage Tank, Plastic	Gallons: 0.5	0	10	0.00	0.00	0.00
0	Storage Tank, Redwood	Gallons: 1.3	0	40	0.00	0.00	0.00
0	Storage Tank, Redwood	Gallons: 1.3	0	40	0.00	0.00	0.00
0	Storage Tank, Steel	Gallons: 1.2	0	50	0.00	0.00	0.00
0	Storage Tank, Steel	Gallons: 1.2	0	50	0.00	0.00	0.00
1	Storage Tank, Steel	Gallons: 30000	4.0	120000	50	2400.00	200.00
0	Storage Tank, Concrete	Gallons: 1.5	0	80	0.00	0.00	0.00
3	Master Meter, 2"	450	1350	10	135.00	11.25	11.25
0	Master Meter, 3"	800	0	10	0.00	0.00	0.00
1	Master Meter, 4"	2500	2500	10	250.00	20.83	20.83
0	Hypochlorinator w/ Tank & Pump, Complete	800	0	10	0.00	0.00	0.00
0	Pipe w/ sand bedding, 1" (Enter linear feet for quantity)	20	0	50	0.00	0.00	0.00
1200	Pipe w/ sand bedding, 2" (Enter linear feet for quantity)	25	30000	50	600.00	50.00	50.00
0	Pipe w/ sand bedding, 3" (Enter linear feet for quantity)	30	0	50	0.00	0.00	0.00
0	Pipe w/ sand bedding, 4" (Enter linear feet for quantity)	35	0	50	0.00	0.00	0.00
0	Pipe w/ sand bedding, 6" (Enter linear feet for quantity)	50	0	50	0.00	0.00	0.00
0	Standpipe Hydrant, 1-1/2"	700	0	20	0.00	0.00	0.00
0	Standpipe Hydrant, 2-1/2"	900	0	20	0.00	0.00	0.00
1	Customer Meter w/ Box & Shutoff, Complete	250	250	20	12.50	1.04	1.04
10	Distribution Valve, 2"	150	1500	10	150.00	12.50	12.50
0	Distribution Valve, 3"	250	0	10	0.00	0.00	0.00
0	Distribution Valve, 4"	600	0	20	0.00	0.00	0.00
0	Distribution Valve, 6"	850	0	20	0.00	0.00	0.00
1	Air & Vacuum Relief Valve, Typical	375	375	20	18.75	1.56	1.56
1	Calcite Filter and Softening	7500	7500	20	375.00	31.25	31.25
1	UV	7500	7500	20	375.00	31.25	31.25
			0	50	0.00	0.00	0.00
SUBTOTAL Existing CIP Costs			\$237,895.00		\$10,400.25	\$866.69	\$866.69
NEW Project CIP Costs							
	OTHER ITEM		0	1	0.00	0.00	0.00
	OTHER ITEM		0	1	0.00	0.00	0.00
	OTHER ITEM		0	1	0.00	0.00	0.00
	OTHER ITEM		0	1	0.00	0.00	0.00
	OTHER ITEM		0	1	0.00	0.00	0.00
	OTHER ITEM		0	1	0.00	0.00	0.00
	OTHER ITEM		0	1	0.00	0.00	0.00
	OTHER ITEM		0	1	0.00	0.00	0.00
SUBTOTAL New Project CIP Costs			\$0.00		\$0.00	\$0.00	\$0.00
TOTAL Existing and New Project CIP:			\$237,895.00		\$10,400.25	\$866.69	\$866.69

Report Prepared by (Title): _____

Date: _____

NOTE: Installed costs are averages and include all materials and contracted labor and equipment.

NOTES:

FIVE YEAR BUDGET PROJECTION (Small Community Water System)

INSTRUCTIONS: Yellow-shaded cells are for data entry; all other cells are locked except line item descriptions which can be changed if needed. Years 2 through 5 will be compounded automatically by the inflation factor in Cell G6.

System Name: **A&B Vineyards Winery Water System** Inflation Factor (%): **3.0**
 System ID Number: **TBD**

LINE	EXPENSES AND SOURCE OF FUNDS	2023	2024	2025	2026	2027
1	OPERATIONS AND MAINTENANCE (O&M) EXPENSES					
2	Salaries and Benefits	6,240.00	6,427.20	6,620.02	6,818.62	7,023.17
3	Contract Operation and Maintenance	0.00	0.00	0.00	0.00	0.00
4	Power and Other Utilities	2,500.00	2,575.00	2,652.25	2,731.82	2,813.77
5	Fees Regulatory	674.00	694.22	715.05	736.50	758.59
6	Treatment Chemicals	0.00	0.00	0.00	0.00	0.00
7	Coliform Monitoring	240.00	247.20	254.62	262.25	270.12
8	Chemical Monitoring	50.00	51.50	53.05	54.64	56.28
9	Transportation	0.00	0.00	0.00	0.00	0.00
10	Materials, Supplies, and Parts	500.00	515.00	530.45	546.36	562.75
11	Office Supplies	100.00	103.00	106.09	109.27	112.55
12	Miscellaneous	500.00	515.00	530.45	546.36	562.75
13	Additional O&M for New Project	0.00	0.00	0.00	0.00	0.00
14	Total O&M Expenses:	10,804.00	11,128.12	11,461.96	11,805.82	12,160.00
16	GENERAL AND ADMINISTRATIVE EXPENSES					
17	Engineering and Professional Services	720.00	741.60	763.85	786.76	810.37
18	Depreciation and Amortization	0.00	0.00	0.00	0.00	0.00
19	Insurance	0.00	0.00	0.00	0.00	0.00
20	Existing Contribution to CIP (From CIP J48)	10,400.25	10,400.25	10,400.25	10,400.25	10,400.25
21	O&M Reserve	0.00	0.00	0.00	0.00	0.00
22	Other Reserves	0.00	0.00	0.00	0.00	0.00
23	Miscellaneous	100.00	103.00	106.09	109.27	112.55
24	** New Funding Project Costs	0.00	0.00	0.00	0.00	0.00
25	Additional New Project Contribution to CIP (From CIP J59)	0.00	0.00	0.00	0.00	0.00
26	** Debt Service	0.00	0.00	0.00	0.00	0.00
27	Total General and Administrative Expenses:	11,220.25	11,244.85	11,270.19	11,296.29	11,323.17
28	TOTAL EXPENSES (Line 14+ Line 27):	22,024.25	22,372.97	22,732.15	23,102.11	23,483.16
30	REVENUES RECEIVED					
31	Cash Revenues (Water Rates)	0.00	0.00	0.00	0.00	0.00
32	** Depreciation Reserves	0.00	0.00	0.00	0.00	0.00
33	** Fees and Services	0.00	0.00	0.00	0.00	0.00
34	** Hookup Charges	0.00	0.00	0.00	0.00	0.00
35	** Withdrawal from CIP or Other Reserves	0.00	0.00	0.00	0.00	0.00
36	** Other Fund Sources: Interest, Etc.	0.00	0.00	0.00	0.00	0.00
37	** Grants	0.00	0.00	0.00	0.00	0.00
38	** SRF Loan	0.00	0.00	0.00	0.00	0.00
39	** Business Loans	0.00	0.00	0.00	0.00	0.00
40	TOTAL REVENUE (Lines 31 through 39):	0.00	0.00	0.00	0.00	0.00
41	NET LOSS OR GAIN:	-22,024.25	-22,372.97	-22,732.15	-23,102.11	-23,483.16

(** Inflation factor not applied to future year projections)

	2023	2024	2025	2026	2027
Number of Customers:	1	1	1	1	1
Average Monthly Revenue Needed Per Customer:	1835.35	1864.41	1894.35	1925.18	1956.93
<small>(total expenses ÷ # of customers ÷ 12)</small>					

APPENDIX 4: Ownership Documents

(2)



2020-0027169

RECORDING REQUESTED BY

Placer Title Company
Escrow Number: P-426649
Branch: 701

Recorded
Official Records
County of
Napa
JOHN TUTEUR
Assessor-Recorder-Co.

REC FEE 27.00
TAX 4180.00

12:44PM 20-Oct-2020

JS
Page 1 of 5

AND WHEN RECORDED MAIL TO

A&B Vineyards LLC
200 Spectrum Center Drive, Suite 2020
Irvine CA 92618

A.P.N.: 034-190-040-000

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED



The undersigned grantor(s) declare(s):

Documentary transfer tax is \$4,180.00 City Transfer Tax: \$0.00

(X) Unincorporated Area () City of _____

(X) computed on full value of property conveyed, or

() computed on full value less value of liens and encumbrances remaining at time of sale.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

L'Attitude Vineyards, LLC, a California limited liability company

Hereby GRANT(S) to

A&B Vineyards LLC, a California limited liability company

The land described herein is situated in the State of California, County of Napa, unincorporated area, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE

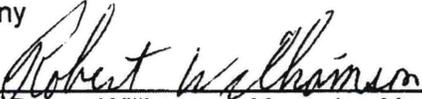
SAME AS ABOVE

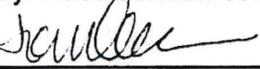
Name Street Address City & State

Signature page to Grant Deed

Dated: October 14, 2020

L'Attitude Vineyards, LLC, a California limited liability company

By: 
By: Robert Williamson, Managing Member

By: 
By: Joni Williamson, Managing Member

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Napa) ss.

On 10-19-20 before me,
LARRY S FRATTINI

Notary Public personally appeared ROBERT WILLIAMSON AND
JONI WILLIAMSON

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal.

SIGNATURE [Handwritten Signature]

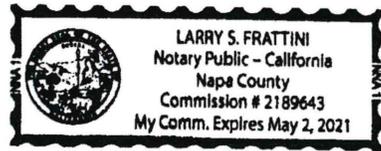


EXHIBIT "A"
LEGAL DESCRIPTION

The land described herein is situated in the State of California, County of Napa, unincorporated area, described as follows:

PARCEL ONE:

That portion of the lands of L' Attitude Vineyards, LLC in the Unincorporated area of the County of Napa, State of California, as described in the Grant Deed Recorded May 31, 2006, as Instrument No. 2006-0018911, in the Official Records of the County of Napa, and portion of Parcel 1 as shown on the Map entitled "Parcel Map of the Lands of Kenneth E. Laird and Gail S. Laird, et al.", filed November 15, 1994, in Book 20 of Parcel Maps at Page(s) 51-52, in the office of the County Recorder of Napa County described as follows:

Beginning at the Western line of Solano Avenue, formerly lands of the State of California as conveyed by the Deed Recorded September 12, 1969 in Book 814 of Official Records of the County of Napa, at Page 647 that bears North 21° 54' 57" West; 1008.09 feet from the East corner of Parcel 1 as shown on the Parcel Map entitled "Parcel Map of the lands of Kenneth E. Laird, and Gail S. Laird, et al., on Map No. 4774 filed November 15, 1994, in Book 20 of Parcel Maps at Pages 51 and 52 in the Office of the Recorder of the County of Napa; thence South 67° 42' 48" West, 535.02 feet; thence South 22° 17' 45" East, 118.00 feet; thence South 67° 42' 15" West, 1219.60 feet; thence North 22° 17' 45" West, 42.12 feet; South 47° 09' 56" West, 232.21 feet; thence South 32° 30' 30" West, 81.65 feet; thence South 36° 51' 11" West, 53.92 feet; thence South 45° 19' 47" West; 73.34 feet; thence North 49° 40' 41" West, 113.75 feet; more or less, to the centerline of Dry Creek; thence Northeasterly along the centerline of Dry Creek the following courses and distances North 61° 49' 00" East, 189.94 feet; thence North 43° 22' 40" East, 154.96 feet; thence North 25° 24' 24" East, 126.08 feet; thence 7° 12' 07" East, 218.11 feet; thence North 40° 30' 09" East, 157.11 feet; thence North 61° 41' 23" East, 68.02 feet; thence North 78° 52' 19" East, 109.72 feet; thence North 62° 08' 02" East, 194.49 feet; thence North 50° 04' 28" East, 152.03 feet; thence North 31° 43' 06" East, 96.50 feet; thence North 34° 27' 29" East, 96.85 feet to the point that bears South 34° 27' 29" West; 33.45 feet from the West corner of Parcel "B" as shown on the lands of "Edwin L. & Annie Brunt 958 O.R. 196" on Map No. 3462 filed September 16, 1981 in Book 12 of Parcel Maps at pages 68 And 69 in the Office of the Recorder of the County of Napa; thence leaving said centerline South 22° 17' 45" East, 407.40 feet, more or less; thence North 67° 42' 48" East, 862.00 feet to said Western line of Solano Avenue formerly lands of the State of California as conveyed by the deed Recorded August 25, 1970 in Book 34 of Official Records of the County of Napa at Page 128; thence along said Western line of Solano Avenue, South 21° 57' 47" East; 24.00 feet to the point of beginning.

APN: 034-190-040

PARCEL TWO:

A non-exclusive easement; appurtenant to Parcel one above, for ingress, egress and incidental purposes as reserved in the Grant Deed from L'Attitude Vineyards, LLC., a California limited liability company to Silenus International Group Inc., a California corporation recorded September 23, 2010, Instrument Number 2010-0022090 and being more particularly described therein.

PARCEL THREE:

A non-exclusive easement; appurtenant to Parcel One above, for electrical and incidental purposes as reserved in the Grant Deed from L'Attitude Vineyards, LLC., a California limited liability company to Silenus International Group, Inc., a California corporation, Recorded September 23, 2010, Instrument Number 2010-0022090 and being more particularly described therein.

END OF DOCUMENT

PARCEL FOUR:

A non-exclusive easement, appurtenant to Parcel One, for water pipeline and incidental purposes as reserved in the Grant Deed from L'Attitude Vineyards, LLC., a California limited liability company to Silenus International Group Inc., a California corporation Recorded September 23,2010, Instrument Number 2010-0022090 and being more particularly described therein.

“K”

Stormwater Control Plan

Arrow and Branch Winery, Use Permit Major Modification P23-00057
Planning Commission Hearing Date September 17, 2025

Stormwater Control Plan for a Regulated Project

A&B Vineyards LLC
5215 Solano Avenue, Napa County
Napa, CA 94558
APN 34-190-040

PREPARED FOR:
A&B Vineyards LLC
1042 North Coast Highway
Laguna Beach, CA 92651

PREPARED BY:



2160 Jefferson Street, Suite 230
Napa, California 94559
Telephone: (707) 320-4968
www.appliedcivil.com

Job No. 20-139

Eric Wade 1/06/2023
Eric Wade, PE C81862 Date



This Stormwater Control Plan was prepared using the template by Dan Cloak Environmental Consulting dated July 2014.

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Project Data

Table I. Project Data Form

Project Name/Number	A&B Vineyards Winery
Application Submittal Date	January 2023
Project Location	5215 Solano Avenue Napa, CA 94558 APN 034-190-040
Project Phase No.	2
Project Type and Description	New winery fermentation, barrel storage, and tasting room added to building with associated site improvements.
Total Project Site Area (acres)	2 +/- (total disturbed area)
Total New and Replaced Impervious Surface Area	0.07 acres (approximate)
Total Pre-Project Impervious Surface Area	1.31 acres (approximate)
Total Post-Project Impervious Surface Area	1.38 acres (approximate)

I. Setting

I.A. Project Location and Description



Figure I: Location Map

A & B Vineyards LLC is applying for a Use Permit Modification to add features to the winery facility and utility infrastructure in construction at their property located at 5215 Solano Avenue in Napa County, California. The subject property, known as Napa County Assessor's Parcel Number 034-190-040, is located along the southwest side of Solano Avenue, North of the City of Napa, approximately 740 feet south of the intersection of Solano Avenue and Darms Lane.

The roughly 10.1 acre parcel is zoned Agricultural Preserve (AP). Topography can be described as gentle with average slopes less than 5%. The United States Department of Agriculture Soil Conservation Service Soils Map for Napa County shows two soil types mapped on the property. The northeasterly areas with flatter topography are mapped as Cortina very stony loam, 0 to 5 percent slopes. The northerly areas along Dry Creek are mapped as Riverwash and the remainder of the property is mapped as Pleasanton loam, 0 to 2 percent slopes. All proposed above ground site improvements are located within the Pleasanton soils area (HSG C).

Existing development on the property includes groundwater wells, vineyards and the access and utility infrastructure typical of this type of agricultural development.

Runoff from the property generally flows from west to east. Runoff concentrates in a roadside swale at Solano Avenue that runs northerly and is tributary to Dry Creek which is tributary to the Napa River.

Proposed onsite improvements include additional barrel storage and fermentation rooms, a tasting room, covered patio, and changes to the mechanical yard.

Please see the A & B Vineyards LLC Use Permit Modification Conceptual Site Improvement Plans for approximate locations of existing and proposed features.

I.B. Opportunities and Constraints for Stormwater Control

Opportunities for stormwater control include:

1. The moderately sloping topography will allow roof and impervious area runoff to be routed to treatment areas at lower elevations
2. Large vegetated buffers between all site improvements and drainage ways.

Constraints for stormwater control include:

1. The near surface soils have a slow infiltration rate (HSG C).
2. Existing vineyard areas to be preserved.

II. Low Impact Development Design Strategies

II.A. Optimization of Site Layout

II.A.1. Limitation of development envelope

- The original winery building footprint and outdoor patio areas are being developed on areas that are already improved with agricultural development.
- Nearly all of the new impervious surfaces were accounted for in previous approvals for the winery, reserving areas for these additions to the winery. Since an increase of 50% of impervious surface is not proposed, a hydromodification analysis has not been prepared.
- The proposed buildings and access roads have been carefully designed to preserve natural vegetation and vineyards on the property and no tree removal is proposed.

II.A.2. Preservation of natural drainage features

All natural drainage features on the property will be preserved. Proposed work within the creek setback will be minimized and generally involve new landscape planting.

II.A.3. Setbacks from creeks, wetlands, and riparian habitats

The project has been designed with respect to stream setbacks as required by the Napa County Conservation Regulations. A setback is shown along Dry Creek located just north of the winery.

II.A.4. Minimization of imperviousness

All access ways and parking areas have been designed to the minimum Napa County width standards and will not be excessively large. This ensures that excess impervious surfaces are not created. The new buildings have been carefully designed to house the required functions with the minimum footprint necessary.

II.A.5. Use of drainage as a design element

Drainage design has been coordinated with the landscape design to provide an aesthetically pleasing site layout that addresses stormwater control requirements.

II.B. Use of Permeable Pavements

Permeable pavements are not proposed, however the use of DG for convenience paths instead of concrete is noted on landscape plans.

II.C. Dispersal of Runoff to Pervious Areas

The site layout and topography will allow for dispersal of runoff from impervious surfaces to pervious areas.

II.D. Stormwater Control Measures

Runoff from all impervious areas at the building site, including roofs and paved areas in the immediate vicinity of the winery facility, will be routed to a single bioretention facility as shown on the Stormwater Control Plan Exhibit. The facility will be designed and constructed to the criteria in the BASMAA Post-Construction Manual (2019), including the following features:

- Surrounded by a compacted soil berm.
- Each layer built to the elevations specified in the plans and referenced details:
 - Bottom of Gravel Layer (BGL)
 - Top of Gravel Layer (TGL)
 - Top of Soil Layer (TSL)
 - Overflow Grate
 - Facility Rim
- 12 inches of Class 2 permeable rock, Caltrans specification 68-2.02F(3)
- 18 inches sand/compost mix meeting BASMAA specifications
- 6-inch-deep reservoir between top of soil elevation and overflow elevation
- Drain inlet with frame overflow structure, with grate set to specified elevation, connected to storm drain (overflow used where storm drain connection is available and omitted where no storm drain exists)
- Plantings selected for water conservation
- Irrigation system on a separate zone, with drip emitters and “smart” irrigation controllers

- Sign identifying the facility as a stormwater treatment facility.

III. Documentation of Drainage Design

III.A. Descriptions of Each Drainage Management Area

III.A.1. Table of Drainage Management Areas

DMA Name	Surface Type	Area (square feet)
DMA #1	Winery building roofs, asphalt some roadway improvements, and concrete production areas	38,868 +/-
DMA #2	Rear yard mechanical area	5,310 +/-
DMA #3	Front parking area	6,660 +/-
DMA #4	Driveway	17,829 +/-

III.A.2. Drainage Management Area Descriptions

DMA #1, totaling 38,868 square feet, consists of the winery building roofs, driveway turnaround, concrete work areas, a portion of the winery driveway, and landscape areas. DMA #1 drains to Bioretention Area #1.

DMA #2, totaling 5,310 square feet, consists of rear yard mechanical yard and access areas that cannot be intercepted at Bioretention Area #1 due to the elevation of the surfaces and linear and scattered nature. DMA #2 drains to Vegetated Receiving Area #2.

DMA #3, totaling 6,660 square feet, consists of the winery parking area that cannot be intercepted at Bioretention Area #1 due to the geometric constraints on the size of the bioretention area. DMA #4 drains to Vegetated Receiving Area #3.

DMA #4, totaling 17,829 square feet, consists of the winery driveway that cannot be intercepted at Bioretention Area #1 due to the elevation of the road and linear nature. DMA #4 drains to Vegetated Receiving Area #4.

III.B. Tabulation and Sizing Calculations

III.B.1. Information Summary for Bioretention Facility Design

DMA #1	38,868 +/-
--------	------------

III.B.2. Self-Treating Areas

DMA Area
Name (square feet)

N/A	
-----	--

III.B.3. Self-Retaining Areas

DMA Area
Name (square feet)

N/A	

III.B.4. Vegetated Receiving Areas

DMA Area
Name (square feet)

VRA #2	2,655
VRA #3	3,265
VRA #4	12,918

Areas Draining to Self-Retaining Areas

DMA Name	Area (square feet)	Post-project surface type	Runoff factor	Product runoff (Area × runoff factor)[A]	Receiving self-retaining DMA	Receiving self-retaining DMA Area (square feet) [B]	Ratio [A]/[B]
None							

III.B.5. Areas Draining to Bioretention Facilities

DMA Name	DMA Area (square feet)	Post-project surface type	DMA Runoff factor	DMA Area × runoff factor	Facility Name		
					Bioretention Area #1		
DMA #1	32,961	Impervious	1.0	32,961	Sizing factor	Min Facility Size	(P) Facility Size
DMA #1	5,910	Permeable	0.1	591			
Total=				33,552	0.04	1342	1350

Areas Draining to Vegetated Receiving Areas

DMA Name	Area (square feet)	Post-project surface type	Runoff factor	Product runoff (Area x factor)[A]	Vegetated receiving area DMA	Receiving self-retaining DMA Area (square feet) [B]	Ratio [A]/[B]<2
DMA#2	5,310	Imperv	1	5,310	VRA#2	2,731	1.9
DMA#3	6,660	Imperv	1	6,660	VRA#3	3,265	2
DMA#4	17,829	Imperv	1	17,829	VRA#4	12,918	1.4

IV. Source Control Measures

IV.A. Site activities and potential sources of pollutants

IV.B. Source Control Table

Potential source of runoff pollutants	Permanent source control BMPs	Operational source control BMPs
<input checked="" type="checkbox"/> Storm Drain Inlets	<input checked="" type="checkbox"/> Mark all inlets with the words “No Dumping! Drains to Waterway” or similar.	<input checked="" type="checkbox"/> Maintain and periodically repair or replace inlet markings. <input checked="" type="checkbox"/> Provide stormwater pollution prevention information to all onsite personnel. <input checked="" type="checkbox"/> See applicable BMPs in Fact Sheet SC-44, “Drainage System Maintenance” in the CASQA Stormwater Quality Handbook at: www.casqa.org/resources/bmp-handbooks <input checked="" type="checkbox"/> Include the following in lease agreements (if facility is leased): “Tenant shall not allow anyone to discharge anything to the storm drains or to store or deposit materials so as to create a potential discharge to storm drains.”
<input checked="" type="checkbox"/> Interior Floor Drains and Elevator Shaft Pumps	<input checked="" type="checkbox"/> All interior floor drains will be plumbed to the sanitary sewer.	<input checked="" type="checkbox"/> Inspect and maintain drains to prevent blockage and overflow.

<input type="checkbox"/> Interior Parking Garages	<input type="checkbox"/> Parking garage floor drains will be plumbed to the sanitary sewer	<input type="checkbox"/> Inspect and maintain drains to prevent blockage and overflow.
<input checked="" type="checkbox"/> Indoor and Structural Pest Control	<input checked="" type="checkbox"/> Buildings will be designed to meet applicable code requirements to discourage entry of pests.	<input checked="" type="checkbox"/> Provide Integrated Pest Management information to Owners, lessees and operators.
<input checked="" type="checkbox"/> Landscape / Outdoor Pesticide Use / Building and Grounds Maintenance	<input checked="" type="checkbox"/> Landscape will be designed to accomplish the following: Preserve existing native trees, shrubs and groundcover to the maximum extent practicable. Minimize irrigation and runoff, promote surface infiltration where appropriate and to minimize the use of fertilizers and pesticides that can contribute to stormwater pollution. Where landscape areas are used to retain or detain stormwater plants that are tolerant of saturated soil conditions will be used. Pest resistant plants will be specified where practicable. Plants will be selected for site soils, slopes, climate, sun, wind, rain, land use, air movement, ecological consistency and plant interactions.	<input checked="" type="checkbox"/> Maintain landscaping using the minimum required or no pesticides and fertilizers. <input checked="" type="checkbox"/> See applicable operational BMPs in Fact Sheet SC-4I, "Building and Grounds Maintenance" in the CASQA Stormwater Quality Handbook at: www.casqa.org/resources/bmp-handbooks <input checked="" type="checkbox"/> Provide IPM information to new owners, lessees and operators.

<input checked="" type="checkbox"/> Pools, Spas, Ponds, Decorative Fountains and other Water Features	<input checked="" type="checkbox"/> Do not connect to onsite wastewater disposal systems. Drain to landscape area for infiltration	<input checked="" type="checkbox"/> See applicable operational BMPs in Fact Sheet SC-72, "Fountain and Pool Maintenance" in the CASQA Stormwater Quality Handbook at: www.casqa.org/resources/bmp-handbooks
<input type="checkbox"/> Food Service	<input type="checkbox"/> Restaurants, grocery stores and other food service operations will have a floor sink or other area for cleaning floor mats, containers and equipment located either indoors or in a covered area outdoors.	<input type="checkbox"/> Drain must be connected to grease interceptor and grease interceptor must be pumped whenever solids accumulate to 35% of total tank capacity.
<input checked="" type="checkbox"/> Refuse Areas	<input checked="" type="checkbox"/> Refuse and recycling will be collected in the trash enclosure. The enclosure will be fenced to prevent dispersal of materials. If covered, the area will be drained to the sanitary sewer system. If not covered, all bins will have water tight lids. Adjacent areas will be graded to prevent run-on.	<input checked="" type="checkbox"/> Refuse area must be patrolled and cleaned regularly.
<input checked="" type="checkbox"/> Industrial Processes	<input checked="" type="checkbox"/> All winery processing activities to be performed indoors or outdoors under roof. No processes to drain to exterior or to storm drain system.	<input checked="" type="checkbox"/> See Fact Sheet SC-10, "Non-Stormwater Discharges" in the CASQA Stormwater Quality Handbooks at: www.casqa.org/resources/bmp-handbooks

<input checked="" type="checkbox"/> Outdoor Storage (Equipment or Materials)	<input checked="" type="checkbox"/> All winemaking materials to be used onsite are to be unloaded and immediately moved to a covered area to minimize exposure to rainfall. <input checked="" type="checkbox"/> Material deliveries shall be scheduled for times when it is not raining to minimize exposure to rainfall. <input checked="" type="checkbox"/> Facility shall comply with Napa County requirements for Hazardous Waste Generation, Storage and Disposal, Hazardous Materials Release Response and Inventory, California Accidental Release (CalARP) and Uniform Fire Code Article 80 Section 103(b) & (c) 1991	<input checked="" type="checkbox"/> See the Fact Sheets SC-31, "Outdoor Liquid Container Storage" and SC-33, "Outdoor Storage of Raw Materials" in the CASQA Stormwater Quality Handbooks at: www.casqa.org/resources/bmp-handbooks
<input checked="" type="checkbox"/> Vehicle and Equipment Cleaning	<input checked="" type="checkbox"/> No vehicle or equipment washing will be performed onsite. All employees will be informed that car washing is prohibited.	<input checked="" type="checkbox"/> Not Applicable
<input checked="" type="checkbox"/> Vehicle and Equipment Repair and Maintenance	<input checked="" type="checkbox"/> No vehicle or equipment repairs will be performed onsite. All employees will be	<input checked="" type="checkbox"/> Notify all future owners, lessees and operators that the following restrictions apply to this site:

	<p>informed that vehicle maintenance onsite is prohibited.</p>	<p><input checked="" type="checkbox"/> No person shall dispose of, nor permit the disposal, directly or indirectly of vehicle fluids, hazardous materials, or rinse water from parts cleaning into storm drains.</p> <p><input checked="" type="checkbox"/> No vehicle fluid removal shall be performed outside a building, nor on asphalt or ground surfaces, whether inside or outside a building, except in such a manner as to ensure that any spilled fluid will be in an area of secondary containment. Leaking vehicle fluids shall be contained or drained from the vehicle immediately.</p> <p><input checked="" type="checkbox"/> No person shall leave unattended parts or other open containers containing vehicle fluid, unless such containers are in use or in an area of secondary containment.</p>
<p><input type="checkbox"/> Fuel Dispensing Areas</p>	<p>No vehicle fueling will be performed onsite. All employees will be informed that vehicle fueling onsite is prohibited.</p>	<p><input type="checkbox"/> The property owner, lessee or operator, as applicable, shall dry sweep the fueling area routinely.</p> <p><input type="checkbox"/> See the Business Guide Sheet, “Automotive Service—Service Stations” in the CASQA Stormwater Quality Handbooks at: www.casqa.org/resources/bmp-handbooks</p>
<p><input type="checkbox"/> Loading Docks</p>	<p><input type="checkbox"/> Loading docks shall be covered and graded to minimize run-on to and runoff from the loading area.</p> <p><input type="checkbox"/> Roof downspouts shall be positioned to direct stormwater away from the loading area.</p> <p><input type="checkbox"/> Water from loading dock areas shall be drained to a containment system that is pumped</p>	<p><input type="checkbox"/> Move loaded and unloaded items indoors as soon as possible. See Fact Sheet SC-30, “Outdoor Loading and Unloading” in the CASQA Stormwater Quality Handbooks at: www.casqa.org/resources/bmp-handbooks</p>

	regularly to avoid overflows.	
<input checked="" type="checkbox"/> Fire Sprinkler Test Water	<input checked="" type="checkbox"/> Provide a means to drain fire sprinkler test water to infiltrate into landscaping and not discharge to the storm drain.	<input checked="" type="checkbox"/> See the note in Fact Sheet SC-41, "Building and Grounds Maintenance," in the CASQA Stormwater Quality Handbooks at: www.casqa.org/resources/bmp-handbooks
Miscellaneous Drain, Wash Water or Other Sources <input checked="" type="checkbox"/> Boiler Drain Lines <input checked="" type="checkbox"/> Condensate Drain Lines <input checked="" type="checkbox"/> Rooftop Equipment <input type="checkbox"/> Drainage Sumps <input checked="" type="checkbox"/> Roofing, Gutters and Trim <input type="checkbox"/> Other:	<input checked="" type="checkbox"/> Boiler drain lines shall be directly or indirectly connected to the sanitary sewer system and may not discharge to the storm drain system. <input checked="" type="checkbox"/> Condensate drain lines may discharge to landscaped areas if the flow is small enough that runoff will not occur. <input checked="" type="checkbox"/> Condensate drain lines may not discharge to the storm drain system. <input checked="" type="checkbox"/> Rooftop equipment with potential to produce pollutants shall be roofed and/or have secondary containment. <input type="checkbox"/> Any drainage sumps on-site shall feature a sediment sump to reduce	If architectural copper is used, implement the following BMPs for management of rinsewater during installation: <input type="checkbox"/> If possible, purchase copper materials that have been pre-patinated at the factory. <input type="checkbox"/> If patination is done on-site, prevent rinse water from entering storm drains by discharging to landscaping or by collecting in a tank and hauling off-site. <input type="checkbox"/> Consider coating the copper materials with an impervious coating that prevents further corrosion and runoff. <input type="checkbox"/> Implement the following BMPs during routine maintenance: <input type="checkbox"/> Prevent rinse water from entering storm drains by discharging to landscaping or by collecting in a tank and hauling offsite.

	<p>the quantity of sediment in pumped water.</p> <p><input type="checkbox"/> Include controls for other sources as specified by local agency.</p>	
<p><input checked="" type="checkbox"/> Plazas, Sidewalks and Parking Lots</p>	<p>None.</p>	<p><input checked="" type="checkbox"/> Sweep plazas, sidewalks, and parking lots regularly to prevent accumulation of litter and debris. Collect debris from pressure washing to prevent entry into the storm drain system. Collect washwater containing any cleaning agent or degreaser and haul offsite to municipal waste treatment plant for disposal, do not discharge to a storm drain.</p>

IV.C. Features, Materials, and Methods of Construction of Source Control BMPs

Full design specifications for all source control BMPs will be submitted with the building permit drawing package.

V. Stormwater Facility Maintenance

V.A. Ownership and Responsibility for Maintenance in Perpetuity

The Applicant must commit to executing a Post Construction Stormwater BMP Maintenance Agreement which will be recorded with Napa County. This agreement will obligate the applicant to accept responsibility for operation and maintenance of stormwater treatment and flow-control facilities in perpetuity or until such time as this responsibility is formally transferred to a subsequent property owner.

V.B. Summary of Maintenance Requirements for Each Stormwater Facility

The bioretention facilities will be maintained on the following schedule at a minimum. Details of maintenance responsibilities and procedures will be included in a Stormwater Facility Operation and Maintenance Plan to be submitted for approval prior to the completion of construction.

At no time will synthetic pesticides or fertilizers be applied, nor will any soil amendments, other than aged compost mulch or sand/compost mix, be introduced.

Daily: The facilities will be examined for visible trash during regular policing of the site, and trash will be removed.

After Significant Rain Events: A significant rain event is one that produces approximately a half-inch or more rainfall in a 24-hour period. Within 24 hours after each such event, the following will be conducted:

The surface of the facility will be observed to confirm there is no ponding.

- Inlets and outlets will be inspected, and any accumulations of trash or debris will be removed.
- The surface of the mulch layer will be inspected for movement of material. Mulch will be replaced and raked smooth if needed.

Prior to the Start of the Rainy Season: In September or each year, the facility will be inspected to confirm there is no accumulation of debris that would block flow, and that growth and spread of plantings does not block inlets or the movement of runoff across the surface of the facility.

Annual Landscape Maintenance: In December – February of each year, vegetation will be cut back as needed, debris removed, and plants and mulch replaced as needed. The concrete work will be inspected for damage. The elevation of the top of soil and mulch layer will be confirmed to be consistent with the 6-inch reservoir depth.

VI. Construction Checklist

Stormwater
Control

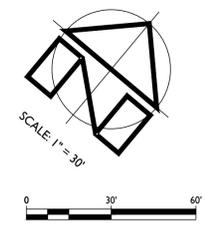
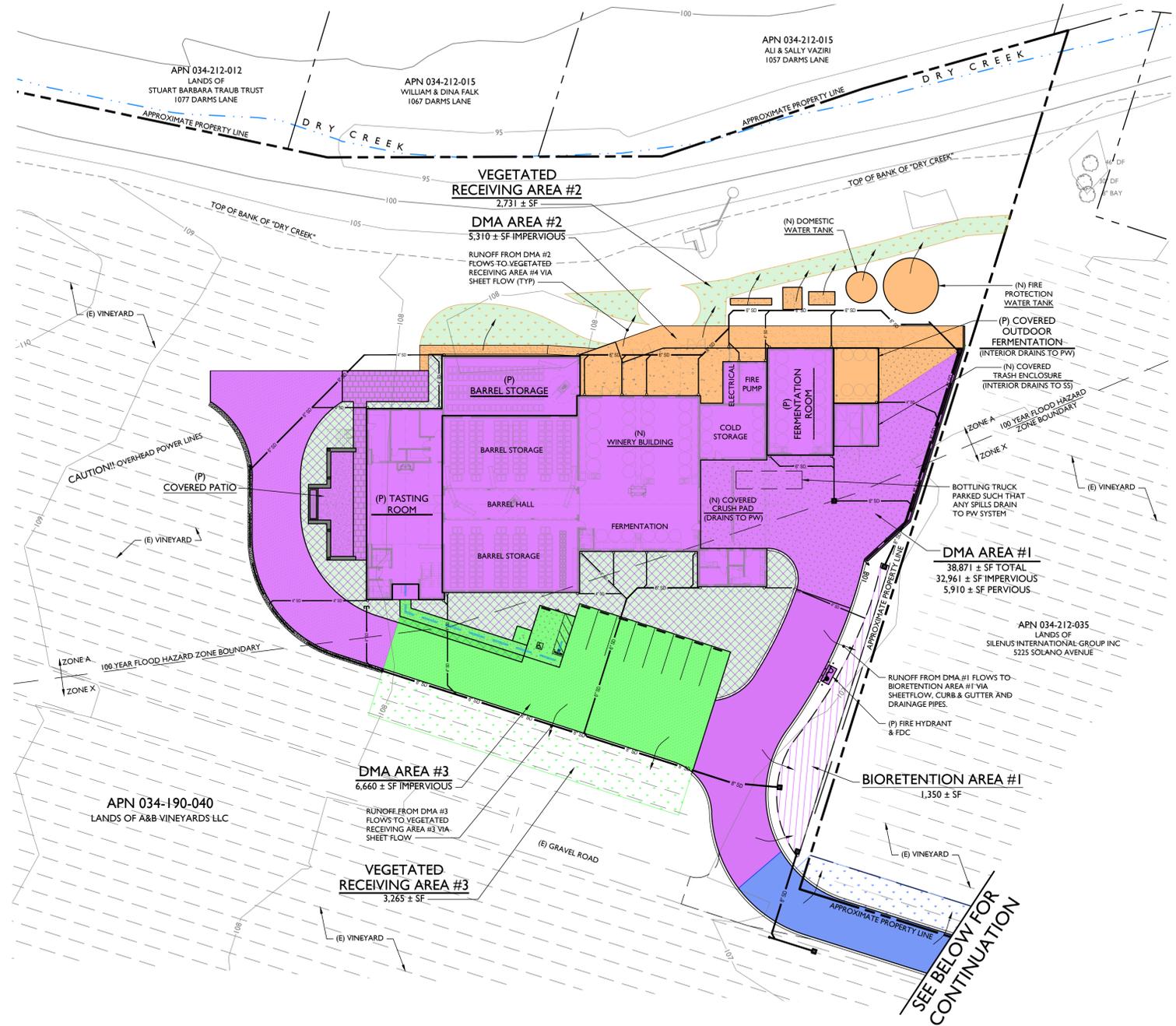
Plan Source Control or Treatment Control
Page # Measure

I	Bioretention Area #1	
I	Storm Drain Inlets	
I	Interior Floor Drains and Elevator Shaft Pumps	
N/A	Interior Parking Garages	
I	Indoor and Structural Pest Control	
I	Landscape / Outdoor Pesticide Use / Building and Grounds Maintenance	
N/A	Pools, Spas, Ponds, Decorative Fountains and other Water Features	
N/A	Food Service	
I	Refuse Areas	
I	Industrial Processes	

I	Outdoor Storage (Equipment or Materials)	
N/A	Vehicle and Equipment Cleaning	
N/A	Vehicle and Equipment Repair and Maintenance	
N/A	Fuel Dispensing Areas	
N/A	Loading Docks	
I	Fire Sprinkler Test Water	
I	Miscellaneous Drain, Wash Water or Other Sources Boiler Drain Lines Condensate Drain Lines Rooftop Equipment Drainage Sumps Roofing, Gutters and Trim Other:	
I	Plazas, Sidewalks and Parking Lots	

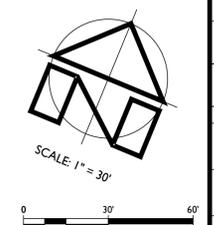
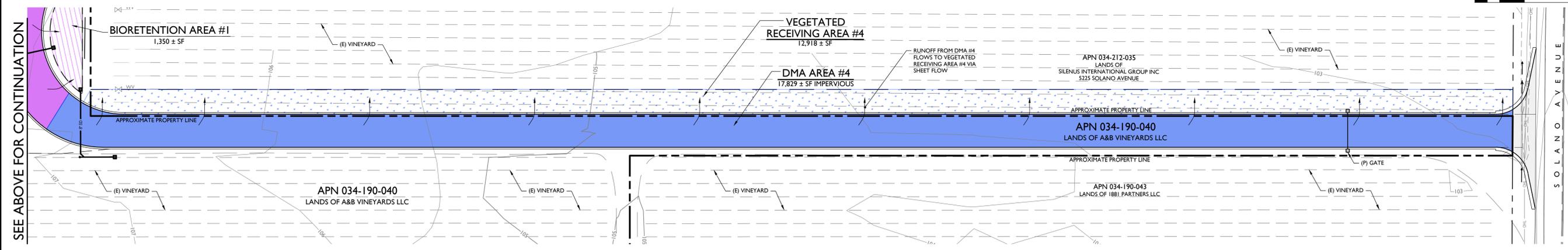
VII. Certifications

This preliminary design of stormwater treatment facilities and other stormwater pollution control measures in this plan are intended to be in accordance with the current edition of the BASMAA Post-Construction Manual as required by Napa County.



- DMA LEGEND:**
- SHEET FLOW DIRECTION
 - IMPERVIOUS AREA (COLOR VARIES BY DMA)
 - PERVIOUS AREA (COLOR VARIES BY DMA)
 - VEGETATED RECEIVING AREA (COLOR VARIES BY DMA)
 - BIORETENTION AREA (COLOR VARIES BY DMA)

- SURFACE LEGEND:**
- PROPOSED HEAVY DUTY PCC PAVING
 - PROPOSED LIGHT DUTY PCC PAVING
 - PROPOSED GRAVEL PAVING
 - PROPOSED CHIP SEAL PAVING
 - PROPOSED ASPHALT CONCRETE PAVING
 - PROPOSED DECOMPOSED GRANITE PAVING
 - PROPOSED ROCK
 - PROPOSED PAVERS SET IN CONCRETE



STORMWATER CONTROL PLAN
SCALE: 1" = 30'

A&B VINEYARDS LLC
USE PERMIT MODIFICATION CONCEPTUAL SITE IMPROVEMENT PLANS
STORMWATER CONTROL PLAN



PREPARED UNDER THE DIRECTION OF:

DRAWN BY: PowerCAD LLC

CHECKED BY: MRM

DATE: MARCH 10, 2023

REVISIONS: BY: 3/10/2023 YMS PERMIT SUBMITTAL

JOB NUMBER: 20-139

FILE: 20-139EXH-SCP.DWG

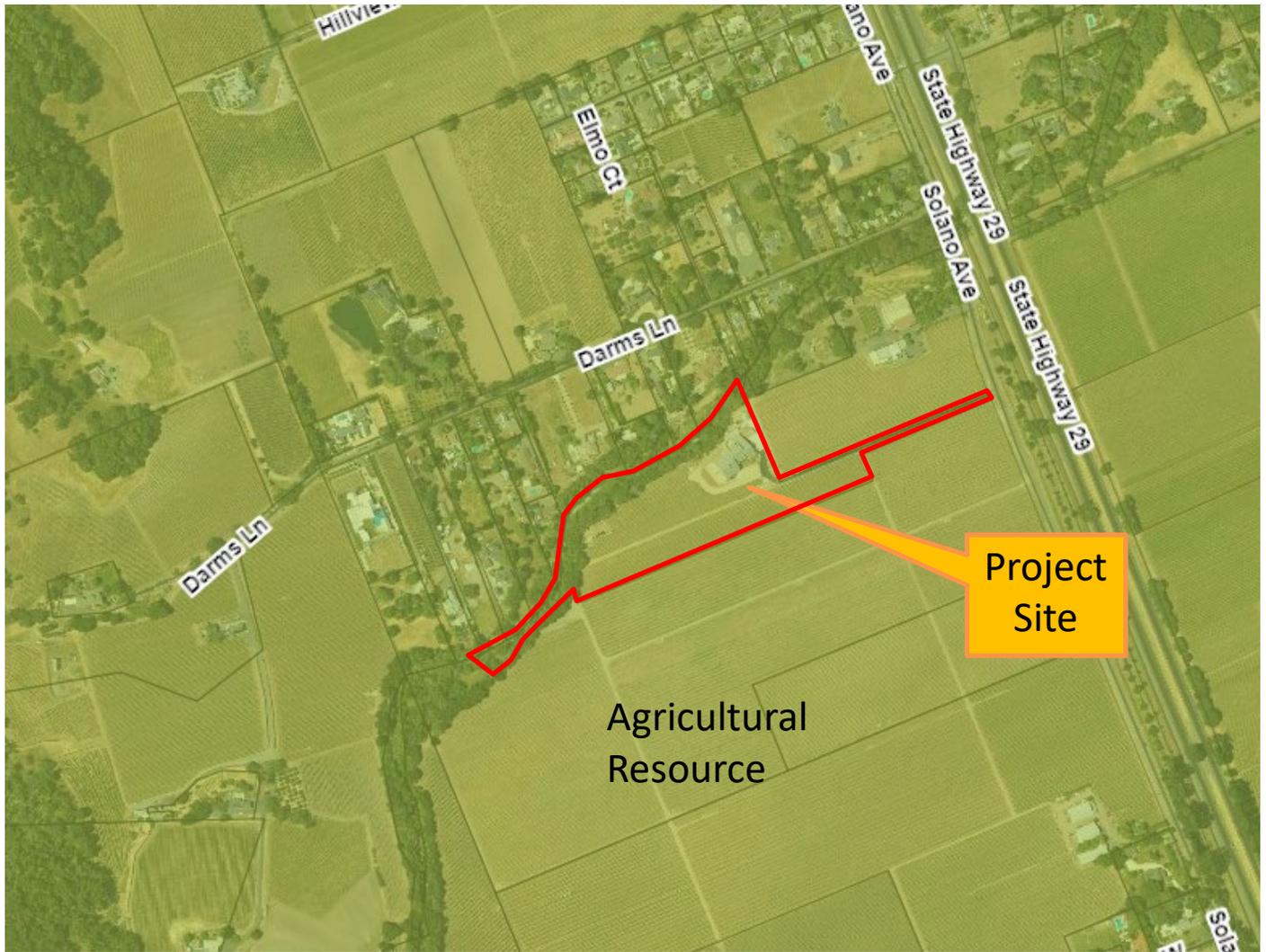
ORIGINAL SIZE: 24" X 36"

SHEET NUMBER:

“L”

Graphics

NAPA COUNTY LAND USE PLAN 2008 – 2030



LEGEND



URBANIZED OR NON-AGRICULTURAL

- Study Area
- Cities
- Urban Residential*
- Rural Residential*
- Industrial
- Public-Institutional

OPEN SPACE

- Agriculture, Watershed & Open Space
- Agricultural Resource

TRANSPORTATION

- Mineral Resource
- Limited Access Highway
- American Canyon ULL
- City of Napa RUL
- Landfill - General Plan
- Road
- Airport
- Railroad
- Airport Clear Zone

* See Action Item AG/LU-114.1 regarding agriculturally zoned areas within these land use designations



LEGEND

- Zoning
- Parcels



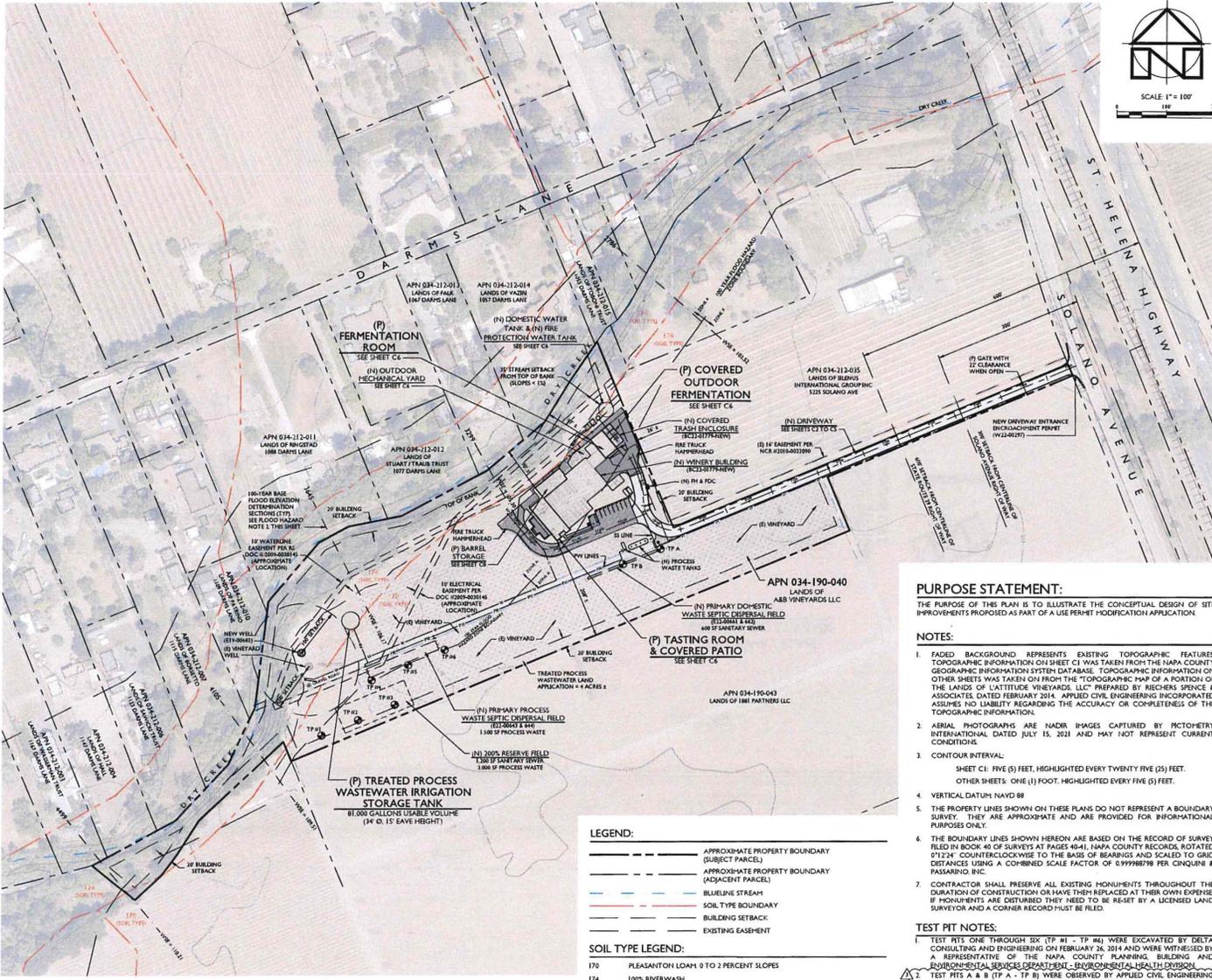
ZONING MAP



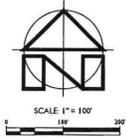
Existing Conditions

A&B VINEYARDS LLC

USE PERMIT MODIFICATION CONCEPTUAL SITE IMPROVEMENT PLANS



OVERALL SITE PLAN
SCALE 1" = 100'



LOCATION MAP
SCALE 1" = 3,000'

PROJECT INFORMATION:
PROPERTY OWNER & APPLICANT:
 A&B VINEYARDS LLC
 1042 NORTH COAST HIGHWAY
 LAGUNA BEACH, CA 92651
SITE ADDRESS:
 5215 SOLANO AVENUE
 NAPA, CA 94558
ASSESSOR'S PARCEL NUMBER:
 034-190-040
PARCEL SIZE:
 10.1 ± ACRES
PROJECT SIZE:
 2.0 ± ACRES
ZONING:
 AGRICULTURAL PRESERVE (AP)
DOMESTIC WATER SOURCE:
 PRIVATE WELL
FIRE PROTECTION WATER SOURCE:
 STORAGE TANK
WASTEWATER DISPOSAL:
 ONSITE TREATMENT AND DISPERSAL

SHEET INDEX:
 C1 OVERALL SITE PLAN
 C2 DRIVEWAY PLAN & PROFILE STA 0+50 TO STA 9+25
 C3 DRIVEWAY PLAN & PROFILE STA 9+25 TO STA 53+25
 C4 DRIVEWAY CROSS SECTIONS STA 1+00 TO STA 11+25
 C5 DRIVEWAY CROSS SECTIONS STA 11+50 TO STA 53+00
 C6 BUILDING AREA CONCEPTUAL SITE IMPROVEMENT PLAN
 C7 STORMWATER CONTROL PLAN
 C8 IMPERVIOUS SURFACE EXHIBIT

FLOOD HAZARD NOTES:
 1. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 06055C0505, EFFECTIVE SEPTEMBER 29, 2015, ALL OR A PORTION OF THE PROJECT SITE IS LOCATED IN A SPECIAL FLOOD HAZARD AREA SUBJECT TO FLOODATION BY THE 1% CHANCE ANNUAL FLOOD (100-YEAR FLOOD). THE APPROXIMATE FLOOD HAZARD BOUNDARY LINE IS SHOWN ON THIS PLAN. SEE FIRMS FOR ADDITIONAL INFORMATION.
 2. A DETAILED FLOOD STUDY WAS PREPARED BY SCHAFF AND WHEELER AND THE BASE FLOOD ELEVATION AT THE BUILDING SITE ACCORDING TO THAT STUDY IS APPROXIMATELY 105.30' ± (NAVD 88). THE FLOODWATER ELEVATION WOULD BE CONTAINED WITHIN THE BANKS OF DRY CREEK. THE BUILDING WILL NONETHELESS BE ELEVATED MORE THAN 1' ABOVE THE BFE.

EXISTING WINERY PERMIT SUMMARY:

PURPOSE:	PERMIT NUMBER:
PRIOR WINERY USE PERMIT MODIFICATION	P21-00087 (PHASE 1)
GRADING PERMIT	EG022-00010
FLOORPLAN PERMIT	EPF22-00020
WINERY BUILDING PERMIT	BC22-01979-NEW
UTILITY-OTHER PERMIT	BC22-01081
FIRE SPRINKLERS PERMIT	F22-00292
FIRE ALARM PERMIT	F22-00258
PROCESS WASTEWATER	E22-00644
SANITARY WASTEWATER	E22-00622

PURPOSE STATEMENT:

THE PURPOSE OF THIS PLAN IS TO ILLUSTRATE THE CONCEPTUAL DESIGN OF SITE IMPROVEMENTS PROPOSED AS PART OF A USE PERMIT MODIFICATION APPLICATION.

NOTES:

1. FACED BACKGROUND REPRESENTS EXISTING TOPOGRAPHIC FEATURES. TOPOGRAPHIC INFORMATION ON SHEET C1 WAS TAKEN FROM THE NAPA COUNTY GEOGRAPHIC INFORMATION SYSTEM DATABASE. TOPOGRAPHIC INFORMATION ON OTHER SHEETS WAS TAKEN FROM THE TOPOGRAPHIC MAP OF A PORTION OF THE LANDS OF LATITUDE VINEYARDS, LLC PREPARED BY RICHERS SPENCE & ASSOCIATES, DATED FEBRUARY 2014. APPLIED CIVIL ENGINEERING INCORPORATED ASSUMES NO LIABILITY REGARDING THE ACCURACY OR COMPLETENESS OF THE TOPOGRAPHIC INFORMATION.
2. AERIAL PHOTOGRAPHS ARE NADR IMAGES CAPTURED BY PHOTOCHRY INTERNATIONAL DATED JULY 15, 2021 AND MAY NOT REPRESENT CURRENT CONDITIONS.
3. CONTOUR INTERVAL:
 SHEET C1: FIVE (5) FEET, HIGHLIGHTED EVERY TWENTY FIVE (25) FEET.
 OTHER SHEETS: ONE (1) FOOT, HIGHLIGHTED EVERY FIVE (5) FEET.
4. VERTICAL DATUM: NAVD 88.
5. THE PROPERTY LINES SHOWN ON THESE PLANS DO NOT REPRESENT A BOUNDARY SURVEY. THEY ARE APPROXIMATE AND ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY.
6. THE BOUNDARY LINES SHOWN HEREON ARE BASED ON THE RECORD OF SURVEY FILED IN BOOK 40 OF SURVEYS AT PAGES 40-41, NAPA COUNTY RECORDS, ROTATED 01224° COUNTERCLOCKWISE TO THE BASIS OF BEARINGS AND SCALED TO GRID DISTANCES USING A COMBINED SCALE FACTOR OF 0.99999818 PER CINCINNATI & PASSANING INC.
7. CONTRACTOR SHALL PRESERVE ALL EXISTING MONUMENTS THROUGHOUT THE DURATION OF CONSTRUCTION OR HAVE THEM REPLACED AT THEIR OWN EXPENSE IF MONUMENTS ARE DISTURBED THEY NEED TO BE RE-SET BY A LICENSED LAND SURVEYOR AND A CORNER RECORD MUST BE FILED.

TEST PIT NOTES:

TEST PITS ONE THROUGH SIX (TP #1 - TP #6) WERE EXCAVATED BY DELTA CONSULTING AND ENGINEERING ON FEBRUARY 26, 2014 AND WERE WITNESSED BY A REPRESENTATIVE OF THE NAPA COUNTY PLANNING BUILDING AND ENVIRONMENTAL SERVICES DEPARTMENT - ENVIRONMENTAL HEALTH DIVISION.
 TEST PITS A & B (TP A - TP B) WERE OBSERVED BY APPLIED CIVIL ENGINEERING INCORPORATED ON JULY 26, 2023 AND WERE WITNESSED BY A REPRESENTATIVE OF THE NAPA COUNTY PLANNING BUILDING AND ENVIRONMENTAL SERVICES DEPARTMENT - ENVIRONMENTAL HEALTH DIVISION.

LEGEND:

- APPROXIMATE PROPERTY BOUNDARY (SUBJECT PARCEL)
- APPROXIMATE PROPERTY BOUNDARY (ADJACENT PARCELS)
- BUILDING STREAM
- SOIL TYPE BOUNDARY
- BUILDING SETBACK
- EXISTING EASEMENT

SOIL TYPE LEGEND:

- I70 PLEASANTON LOAN 1 TO 2 PERCENT SLOPES
- I74 100% RIVERWASH

SOIL TYPE BOUNDARIES SHOWN ON THIS MAP ARE BASED ON THE NAPA COUNTY GEOGRAPHIC INFORMATION SYSTEM DATA AND SHOULD BE CONSIDERED APPROXIMATE.

APPLIED
 INCORPORATED
 2160 Jefferson Street, Suite 210
 Napa, CA 94559
 (707) 251-9100 | www.appliedcivil.com

A&B VINEYARDS LLC
 USE PERMIT MODIFICATION CONCEPTUAL SITE IMPROVEMENT PLANS
 OVERALL SITE PLAN

PREPARED UNDER THE DIRECTION OF:



DRAWN BY: PowerCAD LLC

CHECKED BY: TPR#1

DATE: FEBRUER 6, 2023

REVISIONS BY:

DATE	BY	REVISIONS
3/10/2023	TPHS	PERMIT SUBMITTAL
3/10/2023	TPHS	PERMIT SUBMITTAL
3/10/2023	TPHS	PERMIT SUBMITTAL

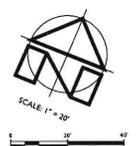
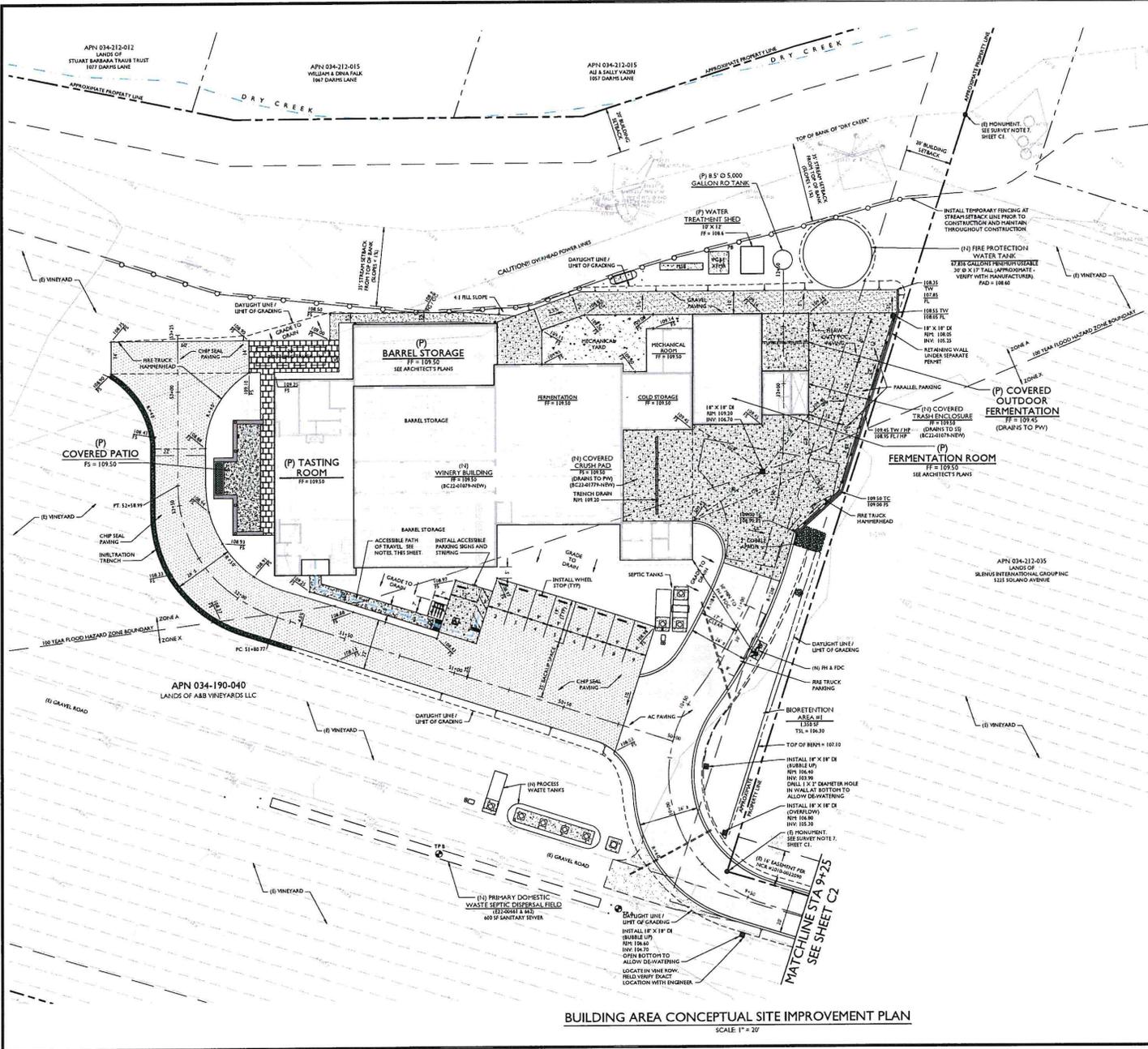
JOB NUMBER: 20-19

FILE: 20-19CONC-OSP.DWG

ORIGINAL SIZE: 24" x 36"

SHEET NUMBER: C1

OF 8



LEGEND:

	APPROXIMATE PROPERTY BOUNDARY (SUBJECT PARCEL)
	APPROXIMATE PROPERTY BOUNDARY (ADJACENT PARCEL)
	EXISTING EASEMENT OR SETBACK
	EXISTING EDGE OF DIRT / GRAVEL ROAD
	EXISTING OVERHEAD POWER LINE
	EXISTING BLUE LINE STREAM
	EXISTING GRADE BREAK / TOP OF BANK
	EXISTING TOE OF BANK
	EXISTING VINE ROW
	EXISTING VINEYARD BOUNDARY
	PROPOSED EDGE OF PAVEMENT AND SHOULDER
	PROPOSED DAYLIGHT / LIMIT OF GRADING
	PROPOSED TOP OF BANK / GRADE BREAK
	PROPOSED RETAINING WALL
	PROPOSED BUILDING
	PROPOSED SINGLE POLE SIGN
	PROPOSED WHEEL STOP
	PROPOSED ACCESSIBLE PARKING
	PROPOSED DRAIN INLET
	PROPOSED ENERGY DISSIPATOR
	PROPOSED HEAVY DUTY PCC PAVING
	PROPOSED LIGHT DUTY PCC PAVING
	PROPOSED GRAVEL PAVING
	PROPOSED CHIP SEAL PAVING
	PROPOSED ASPHALT CONCRETE PAVING
	PROPOSED DECOMPOSED GRANITE PAVING
	PROPOSED ROCK
	PROPOSED PAVERS SET IN CONCRETE

ACCESSIBLE ROUTE OF TRAVEL NOTE:
 ALL ACCESSIBLE ROUTES OF TRAVEL SHALL COMPLY WITH THE REQUIREMENTS OF CBC 118. THE REQUIREMENTS INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING:
 A. RUNNING SLOPE OF WALKING SURFACES SHALL NOT EXCEED 5% (1:20)
 B. RUNNING SLOPE OF RAMPS SHALL NOT EXCEED 8.33% (1:12)
 C. CROSS SLOPE OF WALKS AND RAMPS NOT TO EXCEED 2.083% (1:48)
 D. LANDING AND LEVEL AREA SLOPES NOT TO EXCEED 2.083% (1:48)
 E. VERTICAL CHANGES IN LEVEL SHALL NOT EXCEED 1/4 INCH. ALL LEVEL CHANGES BETWEEN 1/4 INCH AND 1/2 SHALL BE BEVELED WITH A SLOPE NO STEEPER THAN 1:2 (24%). ANY LEVEL CHANGES GREATER THAN 1/2 INCH SHALL BE RAMMED AND COMPLY WITH CBC 118-405
 F. OPENINGS IN DRAINS AND GRATING SHALL NOT EXCEED 1/2 INCH IN PREDOMINANT DIRECTION OF TRAVEL

GRADING QUANTITIES*

CUT	400 ± CY
FILL	900 ± CY
NET**	300 ± CY (B/L)

* THIS ESTIMATE IS PROVIDED AS A TOOL FOR THE REVIEWING AGENCIES TO EVALUATE THE ENVIRONMENTAL IMPACTS OF THE PROJECT. IT IS NOT INTENDED TO BE USED FOR CONSTRUCTION PURPOSES. CONTRACTOR IS TO PERFORM THEIR OWN EARTHWORK CALCULATIONS AND SHALL NOT USE THE ESTIMATES PRESENTED ABOVE. THIS ESTIMATE IS BASED ON IN PLACE VOLUMES AND DOES NOT INCLUDE FLUCT, SHRINKAGE, PAVING, AGGREGATES OR SELECT FILL VOLUMES.



A&B VINEYARDS LLC
 USE PERMIT MODIFICATION CONCEPTUAL SITE IMPROVEMENT PLANS
 BUILDING AREA CONCEPTUAL SITE IMPROVEMENT PLAN

PREPARED UNDER THE DIRECTION OF:



DRAWN BY: PowerCAD LLC
 CHECKED BY: MRH

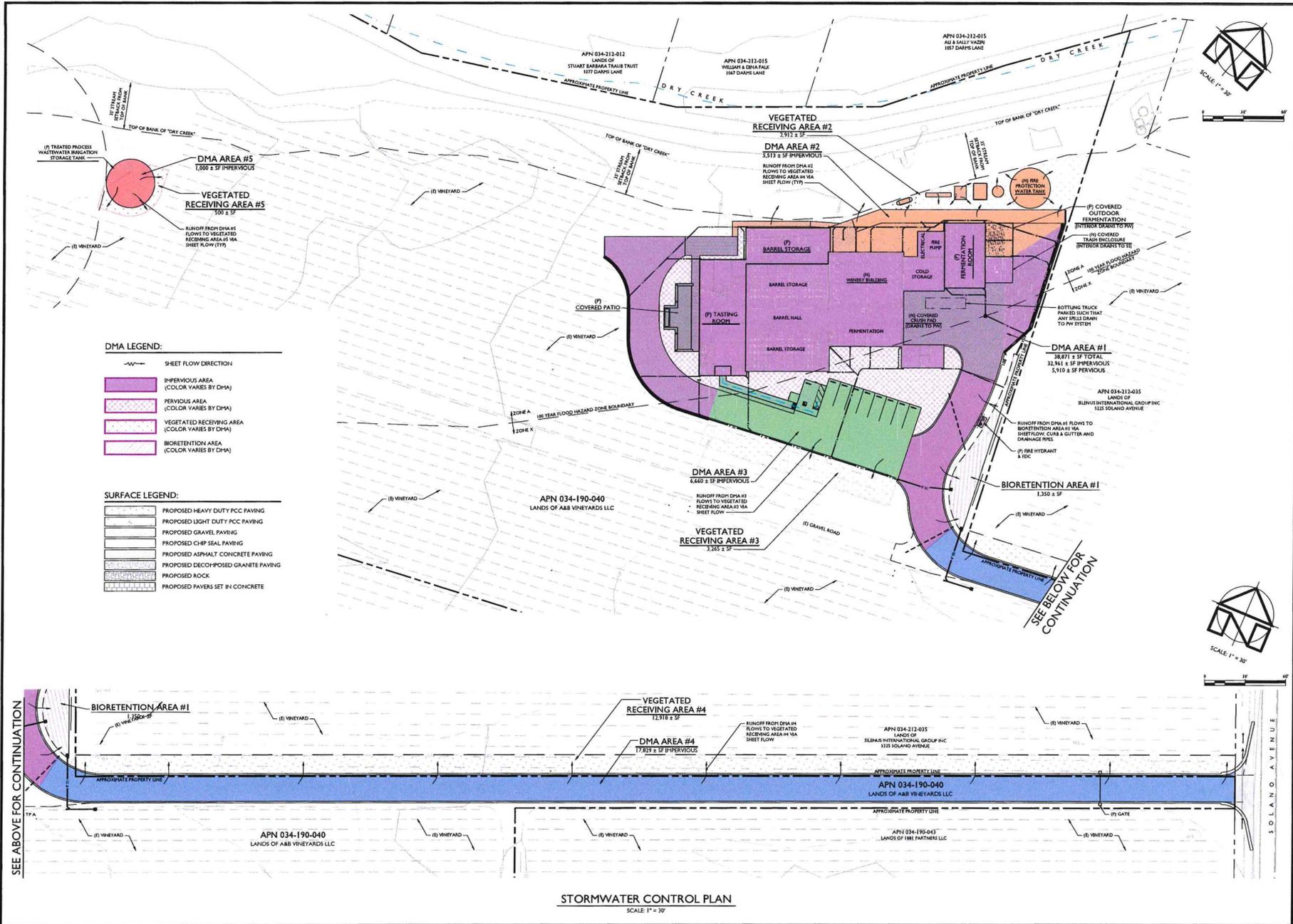
DATE: AUGUST 9, 2024

REVISIONS:

3/10/2023	YHS	PERMIT SUBMITTAL
5/10/2023	YHS	PERMIT SUBMITTAL
9/6/2023	YHS	PERMIT SUBMITTAL
8/9/2024	YHS	PERMIT SUBMITTAL

JOB NUMBER: 20-139
 FILE: 20-139CONC-GRADDWG
 ORIGINAL SIZE: 24" X 36"
 SHEET NUMBER: C6

BUILDING AREA CONCEPTUAL SITE IMPROVEMENT PLAN
 SCALE 1" = 20'



APPLIED
INCORPORATED
2140 Jefferson Street, Suite 230
Petaluma, CA 94959
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A&B VINEYARDS LLC
USE PERMIT MODIFICATION CONCEPTUAL SITE IMPROVEMENT PLANS
STORMWATER CONTROL PLAN



PREPARED UNDER THE DIRECTION OF

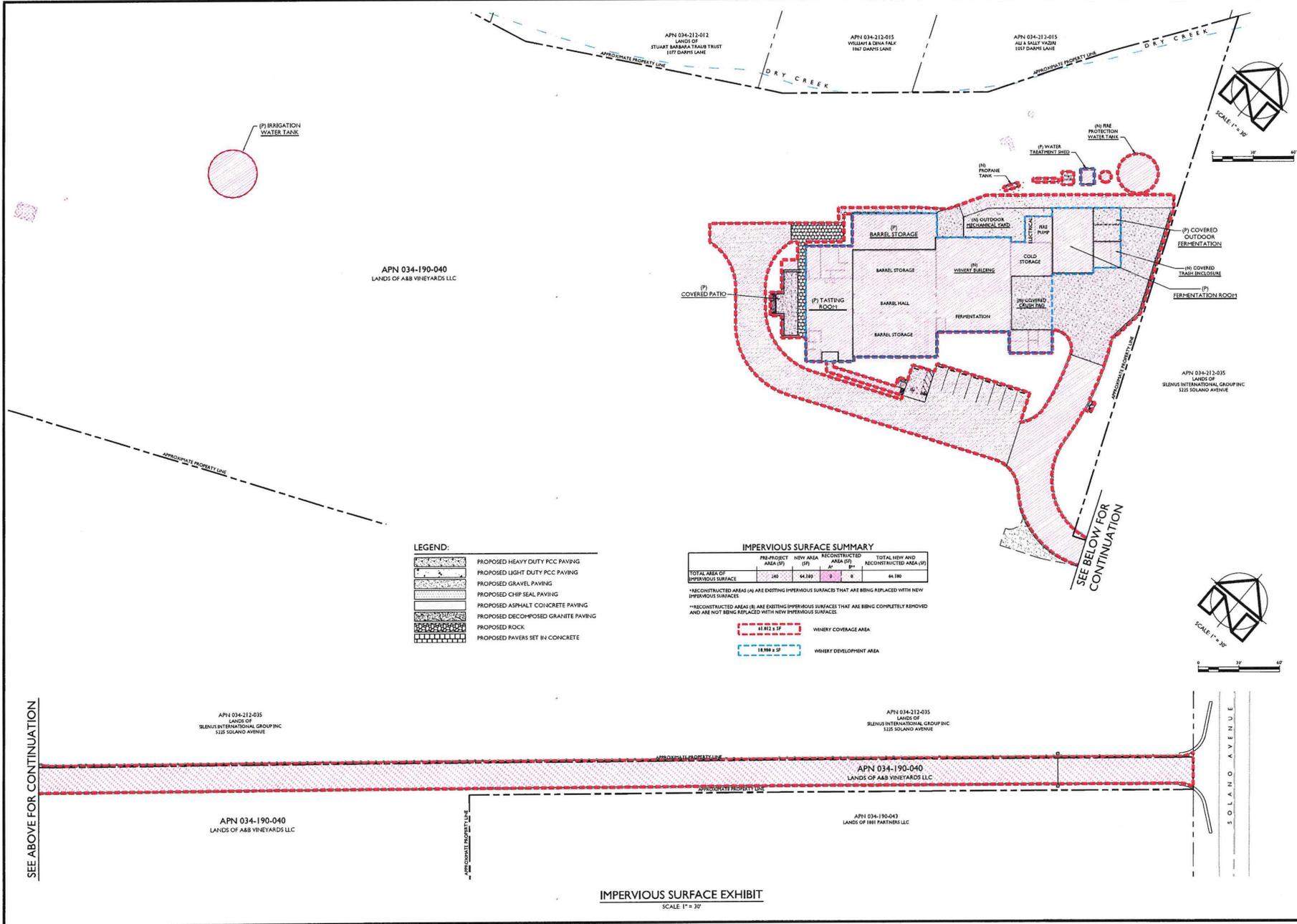
DRAWN BY: PowerCAD LLC
CHECKED BY: PRM
DATE: AUGUST 9, 2024
REVISIONS:

NO.	DATE	BY	DESCRIPTION
1	3/10/2023	YHS	PERMIT SUBMITTAL
2	5/10/2023	YHS	PERMIT RESUBMITTAL
3	9/6/2023	YHS	PERMIT RESUBMITTAL
4	8/9/2024	YHS	PERMIT RESUBMITTAL

JOB NUMBER: 20-119
FILE: 20-119EXH3-CP.DWG
ORIGINAL SIZE: 24" x 36"
SHEET NUMBER:

C7 OF **8**

STORMWATER CONTROL PLAN
SCALE: 1" = 30'



APN 034-190-040
LANDS OF A&B VINEYARDS LLC

APN 034-212-015
LANDS OF
SILENO INTERNATIONAL GROUP INC
1225 SOLANO AVENUE

APN 034-190-040
LANDS OF A&B VINEYARDS LLC

APN 034-212-015
LANDS OF
SILENO INTERNATIONAL GROUP INC
1225 SOLANO AVENUE

APN 034-190-040
LANDS OF A&B VINEYARDS LLC

APN 034-190-043
LANDS OF IBI PARTNERS LLC

LEGEND:

- PROPOSED HEAVY DUTY PCC PAVING
- PROPOSED LIGHT DUTY PCC PAVING
- PROPOSED GRAVEL PAVING
- PROPOSED CHIP SEAL PAVING
- PROPOSED ASPHALT CONCRETE PAVING
- PROPOSED DECOMPOSED GRANITE PAVING
- PROPOSED ROCK
- PROPOSED PAVERS SET IN CONCRETE

IMPERVIOUS SURFACE SUMMARY

TOTAL AREA OF IMPERVIOUS SURFACE	PRE-PROJECT		NEW AREA		RECONSTRUCTED AREA (A)		TOTAL NEW AND RECONSTRUCTED AREA (B)	
	AREA (SQ FT)	AREA (SQ FT)	AREA (SQ FT)	AREA (SQ FT)				
240	44,392	9	9	9	44,392	9	44,392	44,392

**RECONSTRUCTED AREAS (A) ARE EXISTING IMPERVIOUS SURFACES THAT ARE BEING REPLACED WITH NEW IMPERVIOUS SURFACES
 **RECONSTRUCTED AREAS (B) ARE EXISTING IMPERVIOUS SURFACES THAT ARE BEING COMPLETELY REMOVED AND ARE NOT BEING REPLACED WITH NEW IMPERVIOUS SURFACES

- 43,812 ± SF WINERY COVERAGE AREA
- 18,988 ± SF WINERY DEVELOPMENT AREA

SEE ABOVE FOR CONTINUATION

IMPERVIOUS SURFACE EXHIBIT
SCALE: 1" = 30'



2148 Jefferson Street, Suite 210
Hayward, CA 94545
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A&B VINEYARDS LLC
 USE PERMIT MODIFICATION CONCEPTUAL SITE IMPROVEMENT PLANS
 IMPERVIOUS SURFACE EXHIBIT

PREPARED UNDER THE DIRECTION OF:



DRAWN BY: PowerCAD LLC
 CHECKED BY: PR-1

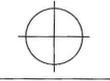
DATE: AUGUST 9, 2024

REVISIONS BY: YHS

REVISIONS	BY
3/10/2023	YHS
5/10/2023	YHS
9/6/2023	YHS
8/9/2024	YHS

JOB NUMBER: 20-139
 FILE: 20-139KH-REDWG
 ORIGINAL SIZE: 24" X 36"
 SHEET NUMBER:

C8
OF 8



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Cover

revision:	date:
Major Mod	03.06.23
Permit Resubmit	05.10.23
Permit Resubmit	08.03.23

job no: 2008
drawn: FL
checked: TT
date: 08.03.23
sheet no:

A0.01

Location Map (not to scale)



Project Site

Plot Plan (not to scale)



Square Footages, Occupancy/ Use Group

Building Area Summary

Production vs. Accessory	Net Production	Net Accessory
Total Net Usable Area by Type (external production spaces included)	13,797	4,687
Total Net Usable Area	20,124	
Accessory Area as Percentage of Total Net Production Area	4687 s.f. / 13797 s.f.C	33.97%

Building Area Details

EXISTING BUILDINGS - P21-00987

ROOM NO./NAME	PRODUCTION	AREA (SF)	ACCESSORY
Production Building	1002	36	379
Outdoor Covered Cynth	1204		
Vine Pump and Mechanical		1301	
Waters and Wine Storage Treatment		33	
Existing Building Subtotal Net Usable Area	1024	1640	379
Existing Building Total Net Usable Area		17287	

PROPOSED HOSPITALITY AND PRODUCTION ADDITION

ROOM NO./NAME	PRODUCTION	AREA (SF)	ACCESSORY
201 Great Room			1,146
202 Entry			241
202a Closet			22
203 W.C.			96
204 W.C.			86
205 Stairs			234
206 Office			117
206a Hallway			56
207 Conference Room/Feasting			244
208 Cafe Goods			34
209 Storage			37
210 Catering (Separate)			210
*211 Covered Terrace			177
221 Balcony			790
222 Office			127
223 Office			185
224 Conference Room/Feasting			205
225 Hallway			131
226 W.C.			51
227 W.C.			64
*228 Terrace			495
230 Fermentation 2	1,336		
240 Barrel Storage 2	1,573		
261 Covered Outdoor Fermentation	2,201		
Proposed Outdoor Area	620		1,750
Proposed Building Subtotal Net Usable Area including Outdoor Covered Area	3,629	1,440	4,368
Proposed Building Total Net Usable Area		7,837	

*Outdoor Hospitality Area are not counted toward net Accessory Area

TOTAL	PRODUCTION	AREA (SF)	ACCESSORY
(B) PRODUCTION FIRE PUMP MECH. TRASH WATER TREATMENT	10,268	1,440	379
PROPOSED HOSPITALITY			4,368
PROPOSED PRODUCTION	3,329		
Subtotal Net Usable Area	13,797	1,440	4,687
Total Net Usable Area		20,124	

Project Team

CLIENT:
ARROW AND BRANCH WINERY
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fanny@taylorlombardo.com

CIVIL ENGINEER:
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Eric Wade
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T: 707.220.4968
mike@appliedinc.com
eric@pppeinc.com

LANDSCAPE ARCHITECT:
CLEAVER DESIGN ASSOCIATES
Bob Cleaver
1210 Vacation Drive
Lafayette, CA 94549
T: 925.324.1117
bob@cleaverdesign.com

Project Data

Site Address:
5215 Solano Avenue
Napa, CA 94558

Assessor's Parcel Number:
034-190-040

Zoning District:
Agricultural Preserve (AP)

FEMA Flood Zone:
Parcel falls within FEMA flood zone

Fire Hazard Severity:
No Fire Hazard Severity rating

Use Group & Occupancy:
F-2, S-2, A-2, B

Project Scope:
New hospitality and production addition to existing Winery Building

Index of Drawings

Architectural	Civil	Overall Site Plan
A0.01 Site Plan	C1	Drive Way Plan & Profile
A2.01 First Floor Plan	C2	Drive Way Plan & Profile
A2.02 Second Floor	C3	Drive Way Cross Sections
A2.03 Roof Plan	C4	Drive Way Cross Sections
A3.01 Exterior Elevations	C5	Building Area Conceptual
A3.02 Exterior Elevations	C6	Site Improvement Plan
	C7	Stormwater Control Plan
	C8	Impervious Surface Exhibit

Exterior Building Colors/Materials



Wood Board and Batten-Painted Hex# 06066	Concrete Curb Hex# 878787	Corrugated Metal Roof- Zinc Gray Hex# 50555a	Metal Clad Wood Window Hex# 511e4s	Wood Framing- Stained Hex# 86423B	Limestone Veneer color varies	Limestone Lintel & Sill color varies
Corrugated Metal Water Tank- Painted Hex# 157575						



Arrow & Branch Winery
Phase 2 Building
5215 Solano Avenue
Napa, CA 94558
APN 034-190-040

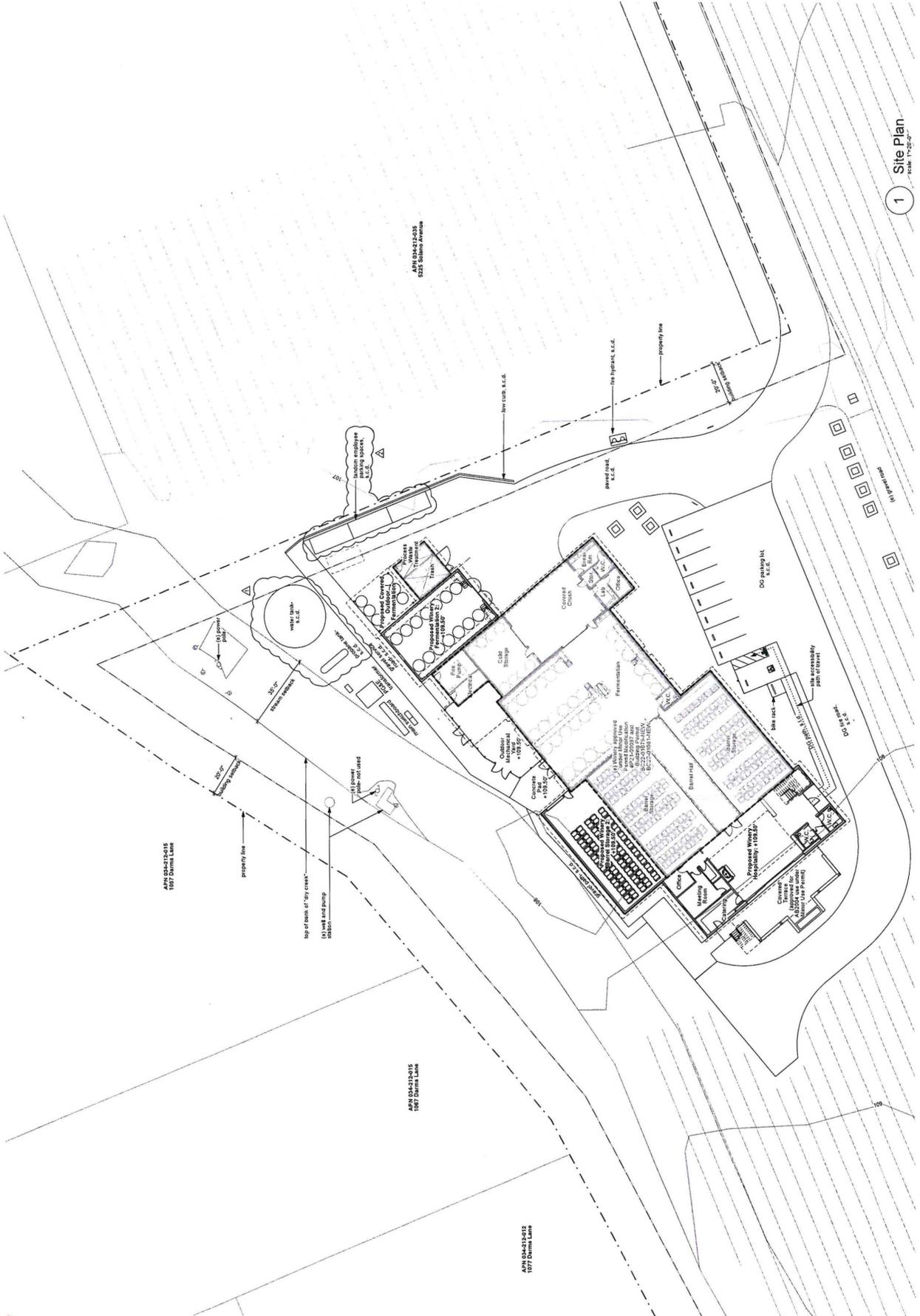
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Site Plan

revision	date
Major Add	03.04.23
Permit Revisions	05.10.23
Permit Revisions	08.03.23

job no: 2008
drawn: TL
checked: TT
date: 08.03.23
sheet no:

A1.01



1 Site Plan
Scale: 1" = 20'-0"

45 Hoping Place
 5th Floor
 California 94111
 (415) 432-7777 Tel
 (415) 432-7717 Fax
 taylor@taylorlombardo.com



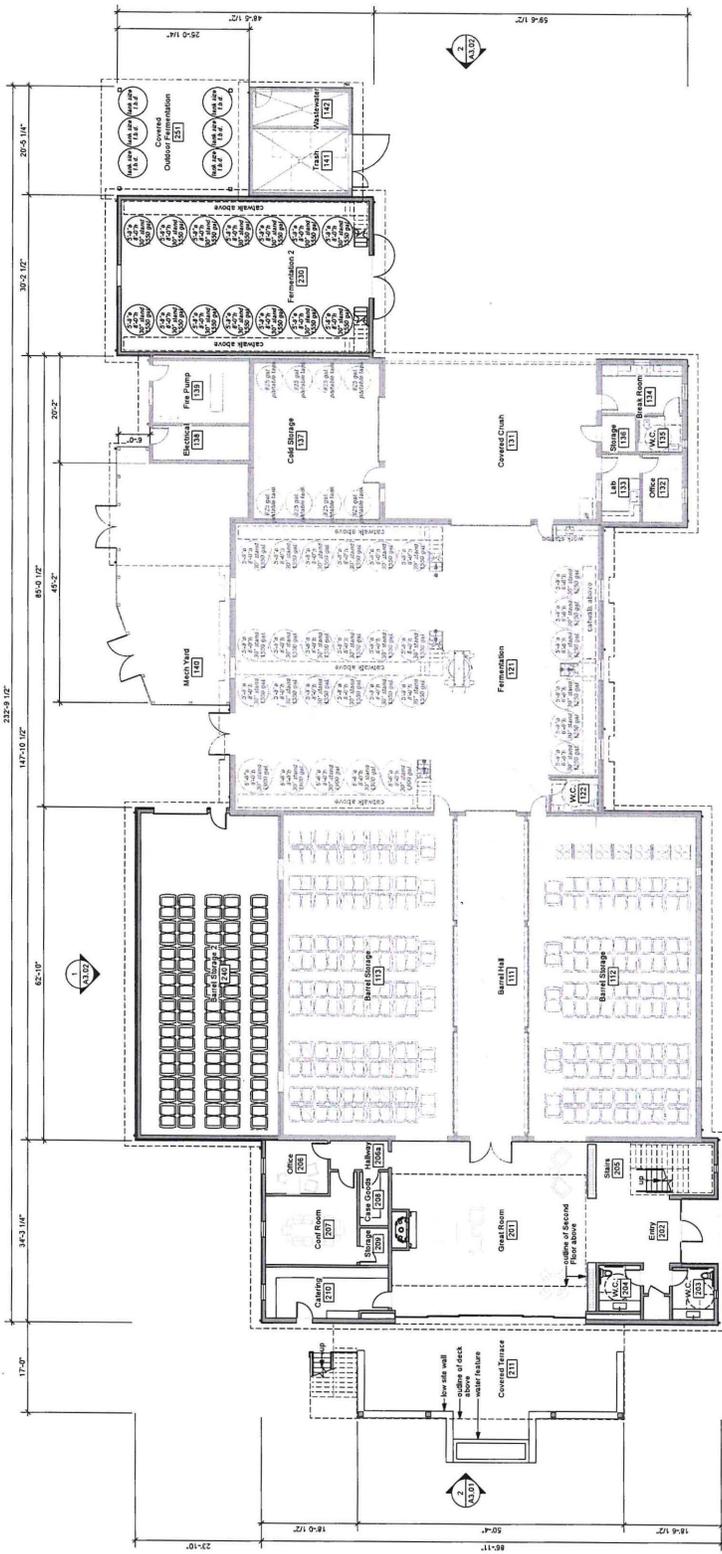
Arrow & Branch Winery
 Phase 2 Building
 5215 Solano Avenue
 Napa, CA 94558
 APN 034-190-040

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First Floor Plan

Scale:	1/32" = 1'-0"
Revision:	
Major Block:	01.06.21
Project Number:	06.03.21
Client:	ARROW & BRANCH

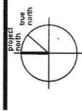
Job No.:	2008
Drawn By:	DFM
Checked By:	TT
Date:	08.03.23
Sheet No.:	A2.01



LABORER
 Building area approved under Minor Use Building Permit BC-24-10 TMSER, BCC-20-0017-001



40 Hedding Place
 Suite 200
 San Francisco, CA 94101
 (415) 433-7777 FAX
 (415) 433-7777 FAX
 info@taylorlombardo.com



Arrow & Branch Winery
 Phase 2 Building
 5215 Solano Avenue
 Napa, CA 94558
 APN 034-190-040

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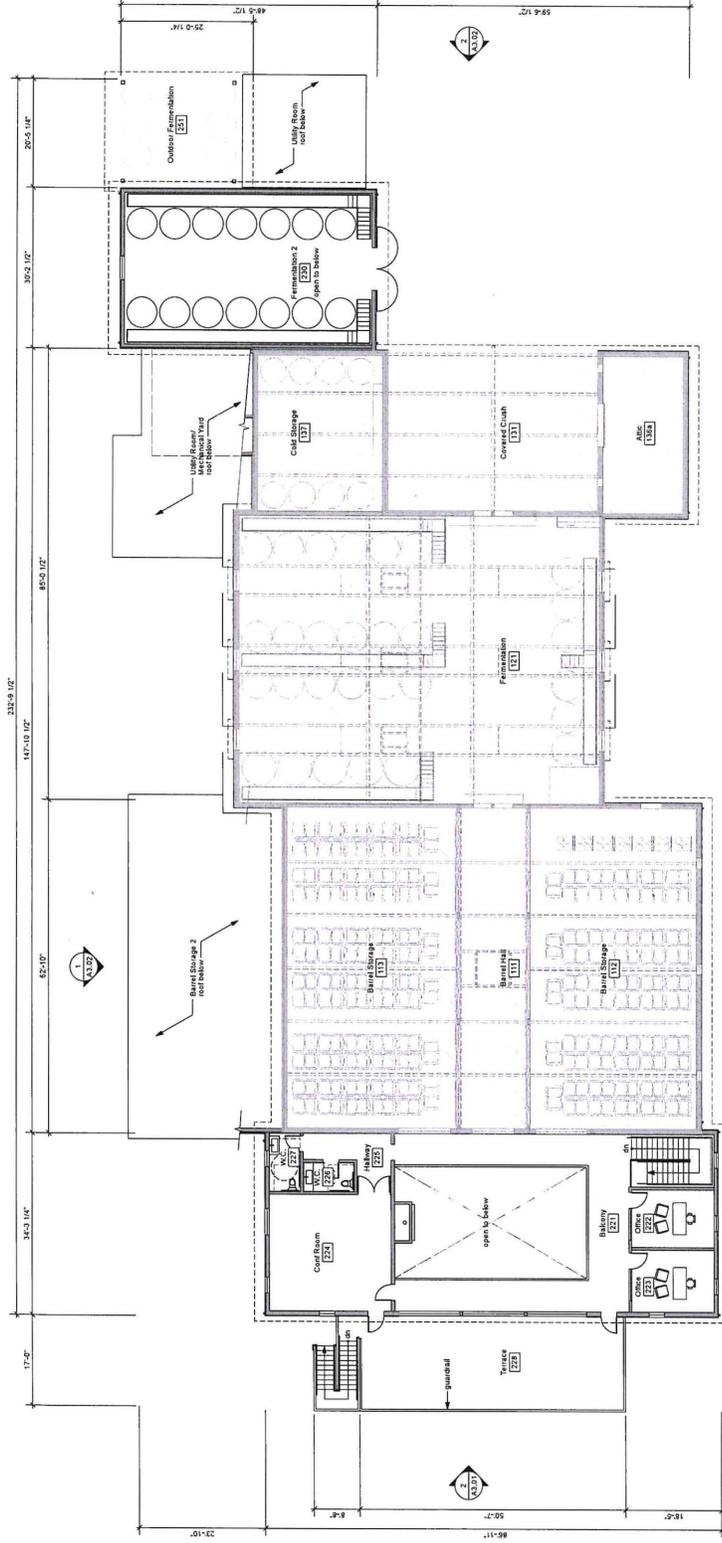
Second Floor
 Plan

Scale: 3/32" = 1'-0"

Revision	Date
Major Rev	08.03.23
Permit Revision	08.03.23
Permit Revision	08.03.23

Job No. 2008
 Drawn: FL
 Checked: TT
 Date: 08.03.23

Sheet No. **A2.02**



Legend
 Building area approved under Minor Use
 Building area approved under Major Use
 Building area not shown

Arrow&Branch Winery Major Mod Area Matrix

date: 05.10.2023

Building Area Summary

Production vs. Accessory			
Total Net Usable Area by Type (exterior production spaces included)	Net Production		Net Accessory
	13797		4687
Total Net Usable Areas		20124	
Accessory Area as Percentage of Total Net Production Area	4687 s.f. / 13797 s.f.=		33.97%

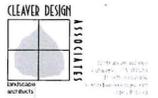
Building Area Details

EXISTING BUILDINGS - P21-00087			
ROOM NO./ NAME	PRODUCTION	AREA (SF)	
			ACCESSORY
Production Building	9062		379
Outdoor Covered Crush	1206		
Fire Pump and Mechanical		1307	
Trash and Waste Water Treatment		333	
Existing Building Subtotal Net Usable Area	10268	1640	379
Existing Building Total Net Usable Area		12287	

PROPOSED HOSPITALITY AND PRODUCTION ADDITION			
ROOM NO./ NAME	PRODUCTION	AREA (SF)	
			ACCESSORY
201 Great Room			1,146
202 Entry			244
202a Closet			22
203 W.C.			76
204 W.C.			66
205 Stairs			234
206 Office			117
206a Hallway			58
207 Conference Room/Tasting			244
208 Case Goods			54
209 Storage			37
210 Catering (Staging)			212
* 211 Covered Terrace			870
221 Balcony			700
222 Office			172
223 Office			185
224 Conference Room/Tasting			505
225 Hallway			121
226 W.C.			51
227 W.C.			64
* 228 Terrace			880
230 Fermentation 2	1,336		
240 Barrel Storage 2	1,573		
251 Covered Outdoor Fermentation	620		
Proposed Outdoor Area	620		1,750
Proposed Building Subtotal Net Usable Area including Outdoor Covered Area	3,529		4,308
Proposed Building Total Net Usable Area		7,837	

*Outdoor Hospitality Area are not counted toward net Accessory Area

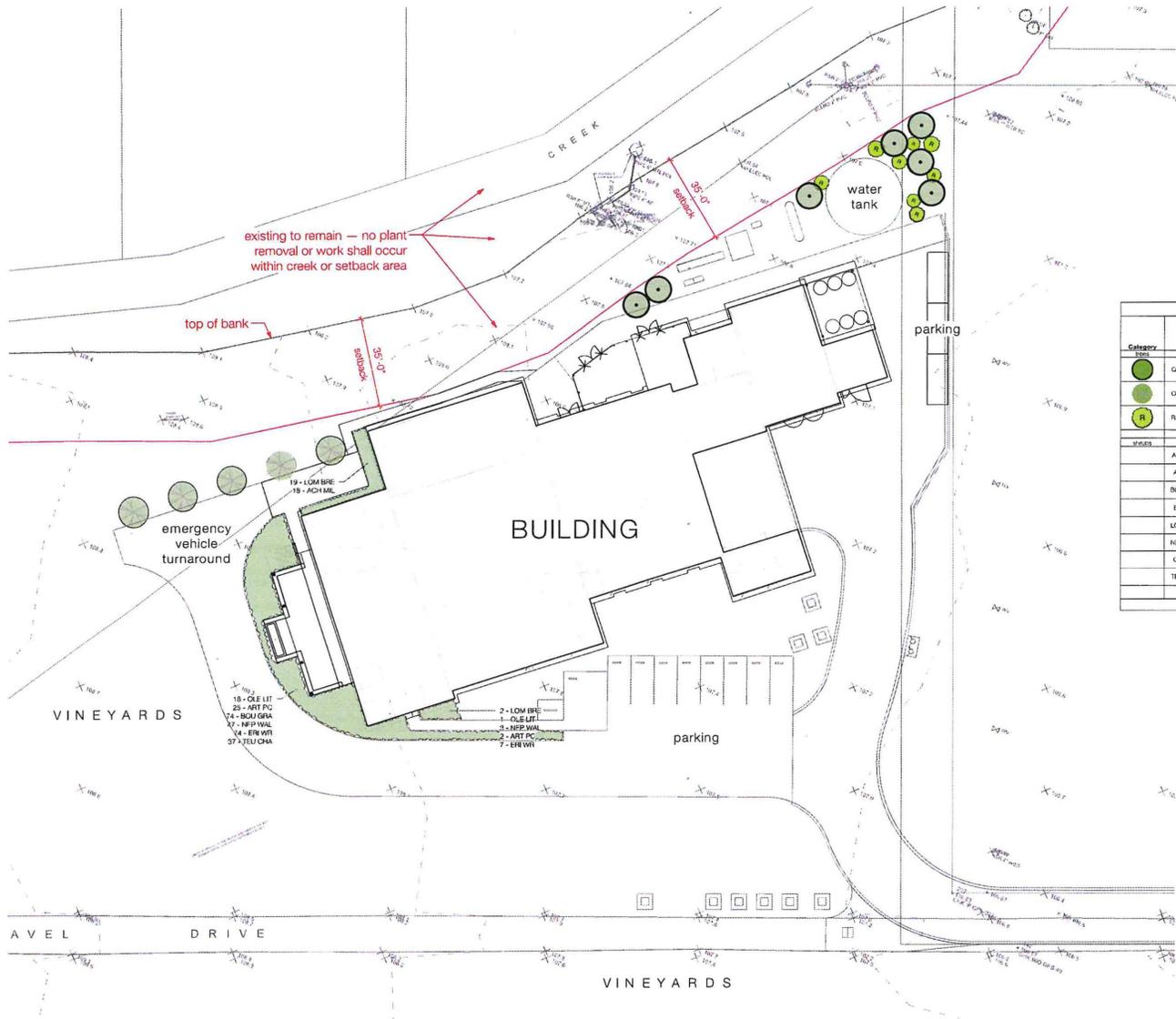
TOTAL			
	PRODUCTION	AREA (SF)	
			ACCESSORY
(E) PRODUCTION, FIRE PUMP, MECH., TRASH, WATER TREATMENT	10,268	1,640	379
PROPOSED HOSPITALITY			4,308
PROPOSED PRODUCTION	3,529		
Subtotal Net Usable Area	13,797	1,640	4,687
Total Net Usable Area		20,124	



5215 SOLANO AVENUE
NAPA, CA 94558
TEL: 707.251.1111
WWW.CLEVERDESIGNLANDSCAPES.COM

Sheet Schedule

L-001-M	Cover Sheet
L-101-M	Landscape Plan
L-102-M	Hydrozone Plan / MWELD
L-103-M	Irrigation Plan
L-501-M	Irrigation Details



Plant List									
Category	ID	Latin Name	Common Name	Size	Quantity	Notes	MO	Y	L
●	OLE AGR	Quercus agrifolia	Coast Live Oak	24" box	7			Y	Y L
●	OLE EUR	Olea europaea	Olive	24" box	5			Y	Y L
●	RHA CAL	Rhamnus californica	Colicery	24" box	8			Y	Y L
Shrubs									
	ACH MIL	Achillea millefolium	Yarrow	1 gallon	18			Y	Y L
	ART PC	Artemisia "Pinnis Caerulea"	Pinnis Caerule Artemisia	1 gallon	27			Y	Y L
	BCU GRA	Bouteloua gracilis	Blue grama grass	1 gallon	74			Y	Y L
	ERK WT	Ergonon glaucus "Wynne Rockaria"	Wynne Rockaria Fleabane	1 gallon	81			Y	Y L
	LOM BRE	Lomandra longifolia "Sirocco"	Dwarf Matt Rush	1 gallon	21			Y	Y L
	NFP WAL	Nepeta x hesperis "Walker's Low"	Walker's Low Catmint	1 gallon	50			Y	Y L
	OLE LIT	Olea europaea "Little Olee"	Little Olee	3 gallon	19			Y	L
	TELU OHA	Teucrium chamaedrys	Wall Germander	1 gallon	37				L

A & B Vineyards
LLC
Phase 2
Building

5215 Solano Avenue
Napa, CA 94558

APN: 034-190-040

Issue: Major Mod Submittal
Permit Resubmit

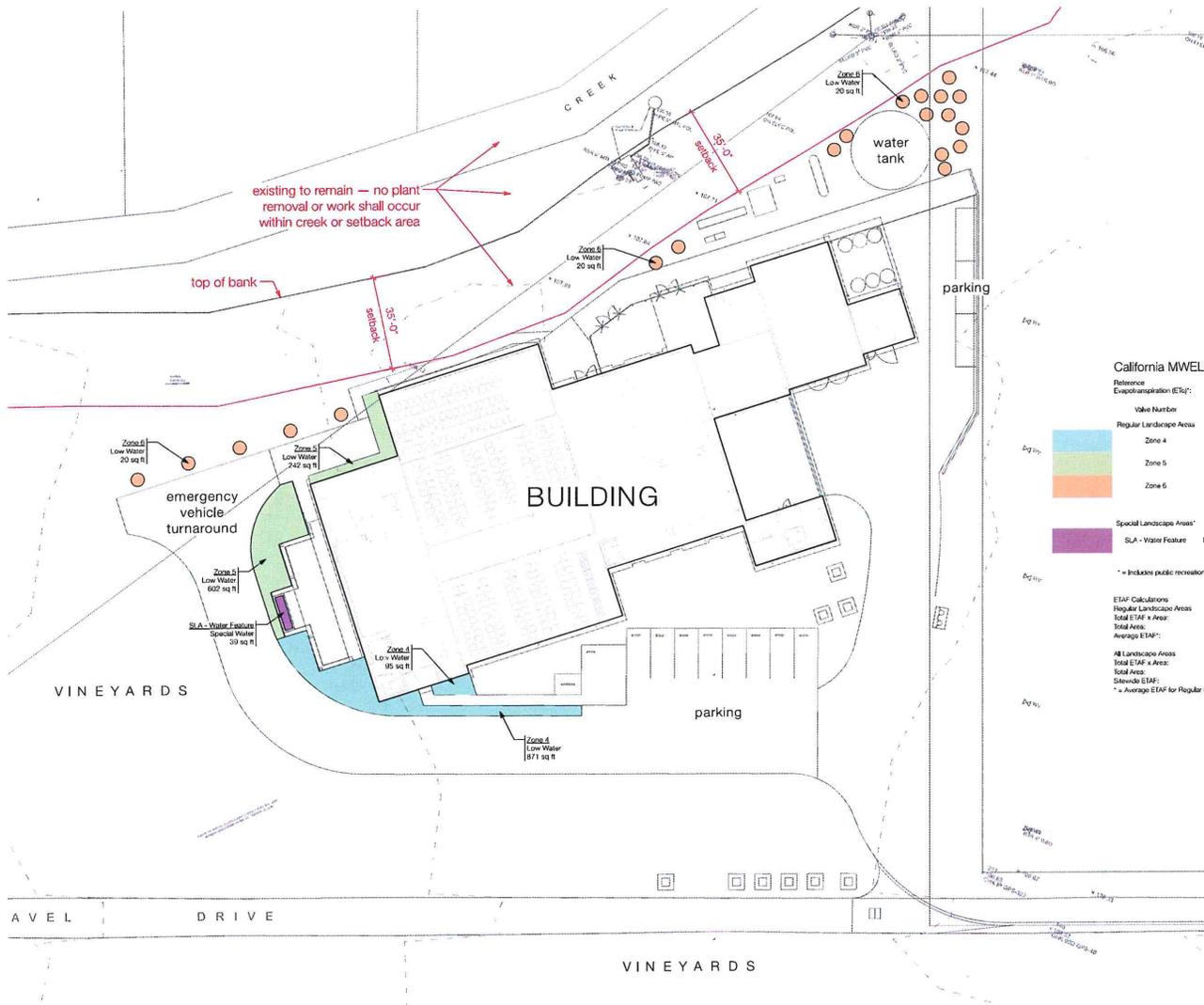
Date: 06/MAR/2023
03/AUG/2023

Project ID: 24-36
File Name: arow and branch v2023.vrx
Plot Date:
Drawn By: LD
Scale: As Noted

Landscape Plan

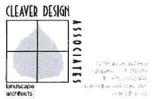
L-101-M





California MWEO Water Budget

Value Number	Plant / Feature Type	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area (sq ft)	ETAF x Area	Estimated Total Water Usage (ETAW)	
Reference Evapotranspiration (ET _R): 44.3									
Regular Landscape Areas									
Zone 4	Shrubs	0.3	Drip	0.81	0.37	905	338	8,830	
Zone 5	Shrubs	0.3	Drip	0.81	0.37	844	313	8,569	
Zone 6	Trees	0.3	Drip	0.81	0.37	383	145	3,995	
Totals:							2,203	816	22,414
Special Landscape Areas*									
SLA - Water Feature	Pond or Water Feature	1	Unspecified	1	1	39	39	1,083	
Totals:							39	39	1,083
* Includes public recreational areas, water features using recycled water, areas dedicated to edible plants, and areas irrigated with recycled water.								23,497 gal/yr	
ETAF Calculations:								ETAF Total	
Regular Landscape Areas							816	28,316 gal/yr	
Total ETAF x Area:							2,203	28,316 gal/yr	
Average ETAF:							0.37	Percentage: 82%	
All Landscape Areas									
Total ETAF x Area:							855		
Total Area:							2,243		
Schedules ETAF:							0.38		
* Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.									



5215 Solano Avenue
Napa, CA 94558
APN: 034-190-040

- Sheet Schedule
- L-001-M Cover Sheet
 - L-101-M Landscape Plan
 - L-102-M Hydrozone Plan / MWEO
 - L-103-M Irrigation Plan
 - L-501-M Irrigation Details

A & B Vineyards LLC
Phase 2 Building

5215 Solano Avenue
Napa, CA 94558
APN: 034-190-040

Issue: Major Mod Submittal
Permit Resubmit

Date: 06/04/2023
09/04/2023

Project ID: 24-36
File Name: arrow and branch v2023.vicx
Plot Date:
Drawn By: LD
Scale: As Noted

Partial Site Plan
Scale: 1" = 20'-0"



I have compiled with the criteria of the Water Efficient Landscape Ordinance and applied them accordingly for the efficient use of water in the Planning Plan.

[Signature]
signature of landscape architect

Hydrozone Plan / MWEO
L-102-M

“M”

Public Comment

Arrow and Branch Winery, Use Permit Major Modification P23-00057
Planning Commission Hearing Date September 17, 2025

Ringel, Matthew

From: MeetingClerk
Sent: Thursday, August 14, 2025 8:32 AM
To: Ringel, Matthew
Subject: FW: Napa County - Notice of Public Hearing

Please see comment below.

Thank you,



A Tradition of Stewardship
A Commitment to Service

Aime Ramos

Administrative Secretary I
Planning, Building, & Environmental Services
Napa County

Phone: 707-2532-4417

1195 Third Street, Suite 210
Napa, CA 94559

www.countyofnapa.org

From: RICHARD W SVENDSEN <rsvendsen@sbcglobal.net>
Sent: Thursday, August 14, 2025 8:28 AM
To: MeetingClerk <MeetingClerk@countyofnapa.org>
Subject: Re: Napa County - Notice of Public Hearing

[External Email - Use Caution]

This makes NO sense. Wineries play this game and appear to get easy approval for a small winery and come back 5 years later and request a major modification! Enough wineries and tasting rooms in this valley!

Sent from my iPhone

On Aug 14, 2025, at 8:20 AM, MeetingClerk <MeetingClerk@countyofnapa.org> wrote:

ARROW AND BRANCH WINERY MAJOR MODIFICATION – P23-00057

<image002.png>

Napa County - Meeting Clerk - AR

Planning, Building, & Environmental Services
Napa County

Phone: 707-253-4417

Email: meetingclerk@countyofnapa.org

1195 Third Street, Suite 210

Napa, CA 94559
www.countyofnapa.org

<P23-00057-MOD Arrow and Branch Major Modification Public Notice (1).pdf>

From: [LONNIE ROBINSON](#)
To: [Ringel, Matthew](#)
Subject: Arrow and Branch Winery - Use Permit Major Modification (P23-00057-MOD)
Date: Saturday, August 23, 2025 8:32:38 AM

[External Email - Use Caution]

I am a nearby neighbor of this winery and my wife and I are in complete support of the modifications they are requesting to their use permit. It will enhance the whole Oak Knoll area. This winery is definitely a hidden gem in the Napa region. Please approve all requests in the application.

Sincerely,

Anna and Lonnie Robinson
5253 Solano Ave
Napa, CA 94558
510-772-4125

From: [D.M](#)
To: [Ringel, Matthew](#)
Subject: Project P23-00057-MOD
Date: Wednesday, September 3, 2025 9:35:08 AM

[External Email - Use Caution]

Hello Matthew,

I am writing today in support of the modification of the Arrow and Branch Winery in the Oak Knoll District.

I am a grower in the Oak Knoll District and a close neighbor to the Arrow and Branch property. I believe the major modification of the winery to increase production, visitation, and expansion will add significant value to our area of the Napa Valley.

During these difficult times, it is important to support our fellow grapegrowers and their willingness to enhance their facilities for future generations to come.

Thank you,
Dayna Manning
Bee Creek Vineyards
3099 Dry Creek Road
Napa, California

From: [David Jessup](#)
To: [Ringel, Matthew](#)
Subject: Arrow & Branch Winery- User Permit Major Modifications
Date: Wednesday, September 3, 2025 12:16:17 PM
Attachments: [P23-00057-MOD Arrow and Branch Major Modification Public Notice \(1\).pdf](#)

[External Email - Use Caution]

Good afternoon, Matthew,

I am writing you a letter to show our support from Senza Hotel in Napa for the Arrow & Branch Winery Use permit modifications. As you are aware, the wine industry is down significantly, and these modifications are essential for their business to sustain and grow during these challenging times. They have been wonderful neighbors and will potentially offer an exciting premium winery experience to this area. Thank you for your consideration.

Best regards,

David Jessup
General Manager
Senza Hotel

	<p>David Jessup General Manager SENZA HOTEL (707) 253-0337 ext. 205 SENZAHOTEL.COM</p>
---	---



State of California – Natural Resources Agency
DEPARTMENT OF FISH AND WILDLIFE
Bay Delta Region
2825 Cordelia Road, Suite 100
Fairfield, CA 94534
(707) 428-2002
www.wildlife.ca.gov

GAVIN NEWSOM, Governor
CHARLTON H. BONHAM, Director



September 8, 2025

Matt Ringel, Planner III
Napa County
1195 Third Street
Napa, CA 94559
Matthew.Ringel@countyofnapa.org

Subject: Arrow and Branch Winery, Use Permit Major Modification (P23-00057-MOD), Initial Study/Mitigated Negative Declaration, SCH No. 2025080635, Napa County

Dear Mr. Ringel:

The California Department of Fish and Wildlife (CDFW) received an Initial Study/Mitigated Negative Declaration (IS/MND) from Napa County (County) for the Arrow and Branch Winery, Use Permit Major Modification (P23-00057-MOD) (Project) pursuant the California Environmental Quality Act (CEQA) and CEQA Guidelines.

CDFW is submitting comments on the IS/MND to inform the County, as the Lead Agency, of potentially significant impacts to biological resources associated with the Project.

CDFW ROLE

CDFW is a **Trustee Agency** with responsibility under CEQA pursuant to CEQA Guidelines section 15386 for commenting on projects that could impact fish, plant, and wildlife resources. CDFW is also considered a **Responsible Agency** if a project would require discretionary approval, such as permits issued under the California Endangered Species Act (CESA), the Lake or Streambed Alteration (LSA) Program, or other provisions of the Fish and Game Code that afford protection to the state’s fish and wildlife trust resources.

PROJECT DESCRIPTION SUMMARY

Proponent: Steven Contursi, Property Owner

Objective: The Project would entail further development of an existing winery facility with modifications to an existing Use Permit, including:

- A. Increase annual production capacity from 30,000 gallons per year to 45,000 gallons per year;

Matt Ringel
Napa County
September 8, 2025
Page 2

- B. Expansion of an existing winery building by adding approximately 3,529 square feet of additional production space and conversion of approximately 1,721 square feet of space for accessory uses to production space, totaling 13,797 square feet of production space, and construction of approximately 4,308 square feet for additional accessory uses, totaling 4,687 square feet for accessory uses;
- C. Excavation of approximately 1,500 cubic yards of spoils associated with the construction of proposed structural pads and exterior improvements;
- D. Relocation of on-site parking (no change in number of parking spaces);
- E. On-site domestic and process wastewater treatment systems, including the installation of an approximately 81,000-gallon process water storage tank; and
- F. Landscaping, and other improvements associated with wineries.

Location: The 10.09-acre project site is located on Assessor's Parcel Number 034-190-040-000; at approximately 38.36273°N, -122.34122°W; 5215 Solano Avenue, in the City of Napa, CA 94558; County of Napa.

REGULATORY REQUIREMENTS

Lake and Streambed Alteration

An LSA Notification, pursuant to Fish and Game Code section 1600 et. seq. is required for Project activities affecting lakes or streams and associated riparian habitat. Notification is required for any activity that will substantially divert or obstruct the natural flow; change or use material from the bed, channel, or bank including associated riparian or wetland resources; or deposit or dispose of material where it may pass into a river, lake or stream. **The Project has the potential to impact Dry Creek, therefore an LSA Notification may be required as further described below.** Work within streams and riparian areas are subject to LSA notification requirements. CDFW, as a Responsible Agency under CEQA, would consider the CEQA document for the Project and may issue an LSA Agreement. CDFW may not execute the final LSA Agreement until it has complied with CEQA as a Responsible Agency.

COMMENTS AND RECOMMENDATIONS

CDFW offers the comments and recommendations below to assist the County in adequately identifying and/or mitigating the Project's significant, or potentially significant, direct and indirect impacts on fish and wildlife (biological) resources. Based on the Project's avoidance of significant impacts on biological resources with implementation of mitigation measures, including those CDFW recommends below and

Matt Ringel
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September 8, 2025
Page 3

included in **Attachment 1** Draft Mitigation Monitoring and Reporting Program, CDFW concludes that an MND is appropriate for the Project.

Mitigation Measure Related Impact Shortcoming

Would the Project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by CDFW or U.S. Fish and Wildlife Service?

COMMENT 1: Stream Alteration

Issue: The IS/MND Mitigation Measure BIO-5, Riparian Protection, indicates that the Project would avoid impacts to stream and riparian habitat, however it also includes the following statement:

“All construction and related traffic shall remain outside of the protective fencing to the maximum extent practicable [emphasis added] to ensure that the stream, buffer zones, and associated woodland habitat remains undisturbed.”

Including “to the maximum extent practicable” in the mitigation measure provides the option for the Project to impact stream and riparian habitat, which could result in significant impacts to Dry Creek.

Recommended Mitigation Measure: To comply with Fish and Game Code section 1600 et seq. and reduce impacts to riparian habitat to less-than-significant, CDFW recommends that MM BIO-5 remove the “to the maximum extent practicable” language. Alternatively, add the following requirement to MM BIO-5.

If impacts to the bed, bank, channel, or riparian area of any stream cannot be completely avoided, the Project shall notify CDFW for Project impacts to the stream. More information for the notification process is available at <https://wildlife.ca.gov/Conservation/Environmental-Review/LSA>. The Project shall comply with all measures of the Streambed Alteration Agreement (SAA), if issued, and shall not commence activities with potential to impact the stream until the SAA process has been completed. Restoration to mitigate impacts to the stream shall include a qualified biologist preparing and implementing a restoration plan including, but not limited to success criteria, a minimum of five years of monitoring and maintenance, and achieving success criteria, unless otherwise approved in writing by CDFW.

Please be advised that a SAA, if issued for the Project, would likely include the above recommended mitigation measures, as applicable, and may include additional measures to protect fish and wildlife resources.

Matt Ringel
Napa County
September 8, 2025
Page 4

ENVIRONMENTAL DATA

CEQA requires that information developed in environmental impact reports and negative declarations be incorporated into a database which may be used to make subsequent or supplemental environmental determinations. (Pub. Resources Code, § 21003, subd. (e).) Accordingly, please report any special-status species and natural communities detected during Project surveys to California Natural Diversity Database (CNDDDB). The CNDDDB field survey form can be filled out and submitted online at the following link: <https://wildlife.ca.gov/Data/CNDDDB/Submitting-Data>. The types of information reported to CNDDDB can be found at the following link: <https://www.wildlife.ca.gov/Data/CNDDDB/Plants-and-Animals>.

ENVIRONMENTAL DOCUMENT FILING FEES

The Project, as proposed, would have an impact on fish and/or wildlife, and assessment of environmental document filing fees is necessary. Fees are payable upon filing of the Notice of Determination by the Lead Agency and serve to help defray the cost of environmental review by CDFW. Payment of the environmental document filing fee is required in order for the underlying project approval to be operative, vested, and final. (Cal. Code Regs, tit. 14, § 753.5; Fish & G. Code, § 711.4; Pub. Resources Code, § 21089.)

CONCLUSION

CDFW appreciates the opportunity to comment on the IS/MND to assist the County in identifying and mitigating Project impacts on biological resources.

Questions regarding this letter or further coordination should be directed to Nicholas Magnuson, Environmental Scientist, at (707) 815-4166 or Nicholas.Magnuson@wildlife.ca.gov; or Melanie Day, Senior Environmental Scientist (Supervisory), at (707) 210-4415 or Melanie.Day@wildlife.ca.gov.

Sincerely,

DocuSigned by:
Erin Chappell
Erin Chappell
Regional Manager
Bay Delta Region

Attachment 1: Draft Mitigation Monitoring and Reporting Program

ec: Office of Land Use and Climate Innovation (SCH No. 2025080635)

Matt Ringel
 Napa County
 September 8, 2025
 Page 5

ATTACHMENT 1

Draft Mitigation Monitoring and Reporting Program (MMRP)

CDFW provides the following language to be incorporated into the MMRP for the Project.

Biological Resources (BIO)			
Mitigation Measure (MM)	Description	Timing	Responsible Party
BIO-5	<p>Remove the “to the maximum extent practicable” language. Alternatively, add the following requirement to MM BIO-5.</p> <p>If impacts to the bed, bank, channel, or riparian area of the stream cannot be completely avoided, the Project shall notify CDFW for Project impacts to the stream. More information for the notification process is available at https://wildlife.ca.gov/Conservation/Environmental-Review/LSA. The Project shall comply with all measures of the SAA, if issued, and shall not commence activities with potential to impact the stream until the SAA process has been completed.</p> <p>Restoration to mitigate impacts to the stream shall include a qualified biologist preparing and implementing a restoration plan including, but not limited to success criteria, a minimum of five years of monitoring and maintenance, and achieving success criteria, unless otherwise approved in writing by CDFW.</p>	<p>Prior to Ground Disturbance</p>	<p>Project Applicant</p>

Ringel, Matthew

From: Gina Capiaux <gina@capiauxcellars.com>
Sent: Monday, September 8, 2025 3:16 PM
To: Ringel, Matthew
Cc: Seanne Contursi; Steve Contursi; Sean Capiaux
Subject: Arrow and Branch Winery - Letter of Support for Use Permit Major Modification (P23-00057-MOD)
Attachments: Capiaux Support Letter for Arrow and Branch Winery.pdf

[External Email - Use Caution]

Hi Matt,

Please find attached my letter of support for the major modifications to Arrow and Branch winery.

If you have any questions, please feel free to contact me directly.

--

Gina Capiaux, PhD
GMC Regulatory Consulting, LLC
gina@capiauxcellars.com
707 815-4030

September 8, 2025

Mr. Matt Ringel
Dept. of Planning, Building & Environmental Services
Napa County
1195 Third Street, Suite 210
Napa, CA 94559

SUBJECT: Letter in Support of Use Permit Major Modification (P23-00057-MOD)

Dear Mr. Ringel:

I am writing to express my support for the proposed modifications to the use permit for Arrow and Branch Winery to allow reasonable increases in production, wine tastings, and the winery building located at 5215 Solano Ave. I am a homeowner located at 5127 Solano Ave with a direct view of the winery and operations from our property.

This is a small, family-owned operation that is emblematic of the Napa Valley's winemaking heritage and character. The proposed modifications reflect thoughtful growth that remains true to our regional identity. The winery's scale is appropriate for the surrounding rural residential parcels. The modifications are designed to maintain compatibility with nearby land uses while allowing prudent, small-scale expansion or adjustments as permitted by the permit.

I believe the owners will continue to be good stewards of the land and conscientious neighbors, maintaining environmental integrity, safety, and respectful operations within the community.

I respectfully urge the Planning Commission to approve the proposed modifications. The changes represent a sensitive treatment of the land and are aligned with the County's policies and regulations for wineries, supporting sustainable use of agricultural resources while preserving neighborhood quality of life.

Please feel free to contact me if you require any additional information or testimony.

Thank you for your thoughtful consideration.

Sincerely,



Gina Capiaux, PhD
gina@capiauxcellars.com

Ringel, Matthew

From: Sean Capioux <sean@oshaughnessywinery.com>
Sent: Monday, September 8, 2025 1:49 PM
To: Ringel, Matthew
Cc: Seanne Contursi; Steve Contursi; gina@capiouxcellars.com
Subject: Arrow and Branch Winery - Use Permit Major Modification (P23-00057-MOD)
Attachments: Arrow & Branch support letter.docx

[External Email – Use Caution]

Hello Matt,
Please find attached my letter of support for the major modifications to Arrow and Branch winery.
If you have any questions, please feel free to contact me directly.

*Sean Capioux
President/Director of Winemaking
O'Shaughnessy Estate Winery
PO Box 923 Angwin, CA 94508
707-965-2898 phone
707-965-3010 fax*



O'SHAUGHNESSY
ESTATE WINERY

September 8, 2025

Mr. Matt Ringel
Dept. of Planning, Building & Environmental Services
Napa County
1195 Third Street, Suite 210
Napa, CA 94559

SUBJECT: Support of Use Permit Major Modification (P23-00057-MOD)

Dear Mr. Ringel:

I am writing as a neighbor and Industry veteran in support of the Arrow and Branch winery located at 5215 Solano Ave, my family lives at 5127 Solano Ave and looks directly at the Arrow and Branch winery from our back yard.

As the president of another small family-owned winery, O'Shaughnessy Estate winery, for the past 26 years, I enthusiastically appreciate the growth of this winery and other small family wineries located throughout the Napa Valley. The ownership at Arrow and Branch have been good neighbors and involved in our local community. I believe that their winery will be an asset to the Oak Knoll area. Increase in production and visitation for small wineries is essential to keep pace with the increased cost of doing business in the Valley.

In short, I am supportive of this proposal and believe that the Arrow and Branch Winery will be a good neighbor and a good steward of the land.

Sincerely,

Sean Capiaux
President / Director of Winemaking
O'Shaughnessy Estate Winery

Ringel, Matthew

From: Suzanne Groth <SGroth@grothwines.com>
Sent: Thursday, September 11, 2025 10:49 AM
To: Ringel, Matthew
Cc: sallyvazirirealtor@gmail.com
Subject: Objection from Groth Vineyards & Winery regarding hearing for Arrow and Branch Winery Use Permit Major Modification(P23-00057-MOD)
Attachments: Arrow and Branch Winery-Use Permit Major Modification-Groth.docx; Screenshot 2025-08-19 135931-OKD event at Arrow and Branch.png

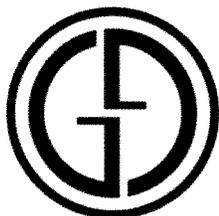
[External Email - Use Caution]

Hello Matthew,

Enclosed please find my document of objection to the request from Arrow and Branch Winery for a Use Permit Major Modification(P23-00057-MOD). I've also enclosed a screenshot of an email I received from the Oak Knoll District. This event was held August 19th of 2025 and is a code violation of Arrow and Branch's current use permit.

Sincerely,

Suzanne



ROOTED IN OAKVILLE

SUZANNE GROTH

President and CEO

P: 707.754.4244

GROTH VINEYARDS & WINERY

750 Oakville Cross Road

Oakville, CA 94562

Grothwines.com

[FACEBOOK](#) | [INSTAGRAM](#)

COMMENTS REGARDING ARROW AND BRANCH WINERY-Use Permit Major Modification, September 17, 2025

To: Planning Commission of Napa County

Regarding Use Permit Major Modification(P23-00057-MOD), Planning Commission meeting of September 17, 2025

Cc: Matt Ringel, Napa County Planning

I am Suzanne Groth, President and CEO of Groth Vineyards & Winery (GVW), located at 750 Oakville Cross Road, Oakville, Ca. GVW's primary operation is in Oakville where our winery is located. We also own 44 acres of vineyard on three parcels farmed in the area between Darms Lane on the south and Hillview Lane on the North. My residence, built in 2003, is at 1090 Darms Lane built on one of the parcels owned by GVW.

I have some objections to this project.

1. Arrow and Branch is applying for a major modification less than two years after receiving approval for the current winery building.

This project has barely been completed as originally proposed and approved. It seems that the owners, are hoping to expand their use permit to what they were originally hoping to get approved. Fearing that a larger and noisier winery in a residential neighborhood would be rejected by the county and neighbors it seems their strategy is to apply for multiple major modifications to achieve their desired winery size. This is a 10.1 acre parcel and barely meets the minimum requirements of buildable lot. It is also located directly on the bank of Dry Creek, a blue line stream, and is already encroaching the stream setback. I'm surprised that this structure was already approved on this site when the winery could have been located further away from Dry Creek and the three residences that are directly impacted by the sites and sounds of this winery.

Now the owners of this project want to significantly increase the nature of their operations without operating even one harvest cycle at this location. What basis do they have for increasing winemaking and visitors when they have little or no experience running this facility as is? Have they filled the tasting room, have they already run out of storage for crush capacity utilizing their current permits? I would like to see them operate legally for 5 years before granting Arrow and Branch additional permitting for this site.

2. Proposed expansion of outdoor entertainment space/covered terrace for wine tasting on Dry Creek.

The current structure already butts up against the legal set back from Dry Creek. By proposing additional entertainment space on the north side of this building Arrow and Branch would add more concrete and create more water run-off into the creek. I'm very surprised Napa County already approved this structure being built this close to Dry Creek in the first place. I propose that if any outdoor space is permitted, it be located away from the creek and the 3 neighboring properties located very close by, across Dry Creek.

COMMENTS REGARDING ARROW AND BRANCH WINERY-Use Permit Major Modification, September 17, 2025

3. The Environmental Noise Assessment needs a closer look.

Marketing Event Noise

The current level of visitors (15 per day proposed 34 per day) is already causing ambient noise and disturbance of the neighbors. If Arrow and Branch succeeds in getting permission for double it's current visitors and the extension of its 'covered terrace with outdoor tasting' they will likely quickly exceed the decibels that are outlined in the noise assessment. Even 'background music' during busy weekends will diminish the enjoyment of the closest neighbors and make it less desirable for them to use their own outdoor space during tasting room hours.

4. Already breaking the current use permit.

Despite the current guidelines of no more than 125 people 1 x per year with no amplified music outdoors, this winery has already attempted to host such an event in excess of its permitted activities. On July 28, 2025 I received an email from the Oak Knoll District, I was invited to attend an event on August 1 from 4-7 , 2025 celebrating the Oak Knoll District with a catered dinner and advertising a band, The Growler Brothers(screenshot of event invite attached). When I clicked the link I noticed that there were 113 tickets remaining for sale on the website but it indicated that there was no limit to how many people could attend. There was no requirement that you be a member of the Oak Knoll District and you were invited to 'bring a neighbor.' When my neighbor, Sally Vazziri-1057 Darms Lane, inquired to Mark Wight, Napa County Code Compliance Officer if this was permitted activity for their use permit he did reach out and question Arrow and Branch advising them of the allowed 60 person limits of their permit. My understanding is that Arrow and Branch were informed by Mr. Wight that this was a code violation. It seems that Arrow and Branch is seeking more of such permitted activities confirming my suspicion that they are more interested in processing visitors than grapes.

Sincerely,

Suzanne Groth,

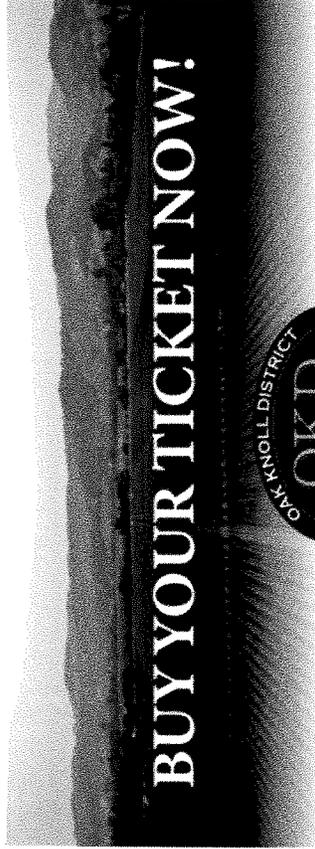
President & CEO, Groth Vineyards & Winery

*Resident of 1090 Darms Lane, Napa CA

707-944-0290, sgroth@grothwines.com

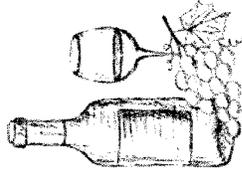
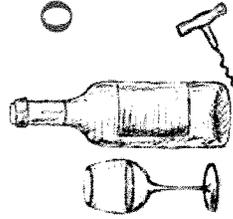
ic is around the corner!

in the corner!



Oak Knoll District 21st Annual Picnic

Arrow & Branch Winery
5215 Solano Ave, Napa, CA 94558
Friday, August 1st
4:00pm - 7:00pm



Don't miss out on your chance to mingle with your fellow Oak Knoll members for a catered dinner by Fume Bistro, live music by The Growler Brothers and Miss Betsy along with competitive games. Bring a neighbor, a bottle to share, and your favorite Oak Knoll story—there's a special gift for the fan-favorite!

We can't wait to celebrate with you!

\$50 members | \$75 guests

RESERVE YOUR SPOT



HUNTER GLENN

Matt Ringel
Dept. of Planning, Building & Environmental Services
Napa County
1195 Third Street, Suite 210
Napa, CA 94559

RE: Arrow and Branch Winery - Use Permit Major Modification (P23-00057-MOD)

Dear Mr. Ringel,

As neighboring winery owners in the Oak Knoll AVA, we write in strong support of the Arrow and Branch Winery's proposed use permit modification for their property at 5215 Solano Avenue.

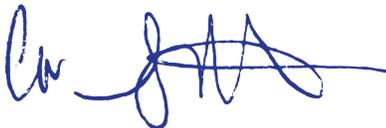
Arrow and Branch represents the quintessential small family winery that has long defined Napa Valley's character and heritage. In an era where family-owned operations face increasing pressures, supporting enterprises like the Contursis' reflects our commitment to preserving the authentic agricultural legacy that distinguishes our region.

The proposed expansion demonstrates thoughtful planning that respects both the property's scale and the surrounding rural residential character. The modifications are appropriately sized for the existing operation and maintain compatibility with neighboring land uses, ensuring the pastoral integrity of our community remains intact.

Our personal interactions with the Contursi family have consistently demonstrated their commitment to responsible land stewardship and neighborly collaboration. Their genuine dedication to sustainable practices and community welfare positions them as exemplary custodians of our shared landscape.

We respectfully urge the Planning Commission to approve this modification. The proposal represents a sensitive treatment of the land while maintaining full compliance with the County's winery policies and regulations. Supporting this thoughtfully planned expansion serves both the applicants' legitimate business needs and our collective interest in sustaining Napa Valley's distinctive agricultural character.

Sincerely,



Caroline Shifflett

From: [Steven Taddei](#)
To: [Ringel, Matthew](#)
Subject: Arrow & Branch Modifications - Permit P23-00057-MOD
Date: Thursday, September 11, 2025 8:25:44 PM

[External Email - Use Caution]

Dear Mr. Ringel,

My family & I have been residents at 1073 Darms Lane since 1962 and are proud of the history of the lane and the collective stewardship of our unique properties. We feel that the qualities of Darms Lane, its future as a serene neighborhood, the integrity of the local environment - water, birds, native plants, free of noise pollution & free of excessive traffic - are compromised by the proposed expansion of Arrow & Branch.

In its initial phase the Arrow & Branch winery construction disrupted the peace, privacy, and property values of the homes on Darms Lane. The current expansion proposal will continue to jeopardize the neighborhood with greater noise, more traffic, and privacy intrusions.

We are gravely concerned about the potential 65-78% expansion of Arrow & Branch's buildings. Key concerns include:

- The two-story hospitality building with windows facing directly into neighbors' homes, patios, and pools.
- Production increase from 30,000 to 45,000 gallons.
- A 1,573 sq ft barrel room and new fermentation areas along the creek.
- A 700 sq ft balcony overlooking private properties.
- Daily operations (7 days a week, 10:00am – 6:00pm) bringing more visitors, staff, and events than originally approved.
- A second well and 81,000-gallon water tank threatening water security.
- At least 18 months of construction.
- Permanent loss of privacy, quiet, and property values.

Unfortunately, my wife & I will be unable to attend the September 17 public meeting to discuss and raise objections to the proposed Arrow & Branch expansion. Please consider our comments and objections described in this email when making your determination about this project.

Regards,

Steven Taddei & Chrisanne Beebe
1073 Darms Lane

From: [Dina Falk](#)
To: [Ringel, Matthew](#)
Cc: [Wight, Mark](#)
Subject: Arrow & Branch Commentary
Date: Thursday, September 11, 2025 2:52:00 PM

[External Email - Use Caution]

Dear Matt,

For 2 years we suffered the disturbances of Arrow and Branch's winery construction. The dust, dirt, men yelling and swearing at one another, trucks, back up beeping beginning at 7am in the morning and lasting throughout the day, blasting their music, etc. The list goes on. It was incredibly stressful to say the least and introduced concerns for our health and welfare. We had every reason to believe construction was complete (except for the fact that we still look at a line up of trucks parked on our side of the building each and every day). When we received your notice that a whopping **65% expansion of the existing buildings** is on the agenda for approval (a 78% expansion if you include the outdoor terraces) we were dismayed. As I am writing you this, we can hear backup beeping from a truck at the winery not to mention the flow of oversized black SUV's, Mini busses or Vans sitting in the hammer head turn around directly across from us. Is that even allowed?

Two parties that we later found out were code violations have already taken place. If you weren't advised about the party on June 14th, we would like to report that event. It happened midday, lasted about 2.5-3 hours, there was a singer/guitarist with amplifier and more than 60 people there for a catered lunch with passed appetizers. Hard to know exactly how many people were there because some were inside the building. At the time, we were not aware this was a code violation.

Arrow & Branch purchased 10 acres of land. We implore the planning and building committee to deny this proposal or at least require Arrow & Branch to come up with a way to redesign and downsize this project to the south side so we are not so directly impacted.

Here are some of specific concerns regarding of the 7,837 sq ft building proposal:

1. A two-story "hospitality" building at the west end of the existing structure even higher than the tallest one on the property now. The existing structure already looms over us, obstructs our previously beautiful vineyard views. The proposed building has 6 windows that directly face our swimming pool, outdoor dining area, entertainment patio and home. We welcome you to come over and see for yourself just how close the existing structure is to us, and reconsider what it would look like if this passes.
2. The proposed barrel room of 1,573 sq along the bank of the creek facing the Falk & Vaziri properties. It is hard to believe they can even build this within the setback but there is no doubt the feeling of being encroached upon will become even more severe given the location. If you don't allow the increase in production, surely there would be no need for a secondary barrel room.
3. 700 sq foot entertainment balcony accessible from stairways inside and outside of the

building. From up there, visitors would have a Birdseye view of us in the pool, sitting on the patio, working in the yard or entertaining friends. We would hear every word spoken and vice versa. The balcony is something we vehemently oppose and believe should be removed from the plan.

4. In addition to our concerns about an increase in visitors, staffing and events, the winery wishes to operate **7 days a week from 10am to 6pm**. That would leave us with zero days of respite to look forward to. We request that the days and hours of operation, staffing and events reflect the fact that homes surround this property and we all enjoy a little peace and quiet.

5. Covered terrace and terrace expansion. Again, MAJOR privacy concerns as the winery's entertainment areas are all in line with our view corridor and are in such close proximity to neighboring homes that we/they can hear everything people outside are saying to one another.

6. Increase in staffing, visitors and events. They asked for more staff, visitors and events before and they were denied. Why would the committee change it's mind on this?

7. A secondary Well across from the Ringstad and Patrono properties. We know 4 homes on Darms who have recently dug a well. Doesn't this take water away from the expensive wells?

8. Production increase from 30,000 to 45,000 gallons and new fermentation areas. Again, disrupting our lives with all the additional noise and activity at the winery. The winery initially asked for what they needed to start a working business and should not be asking for more. More productions equals more noise and equipment.

9. 81,000 gallon water storage tank across from the Ringstad property. I am sure you will be hearing from them, but is this really necessary?

10. We realize this is an indeterminate number, but we expect significant reductions in our home value due to the lack of privacy, increased noise and removal of precious vineyard views.

11. We have concerns about additional lighting that will be added if any portion of this proposal is approved. They already have bright lights on the back side of the building facing us and string lights to the west. These are on during most of the night (if not all night). We request that these lights be dimmed and put on a timer at a minimum.

Finally, Arrow and Branch was approved to build an enormous winery, right along the creek as close to us as possible without any input from the neighbors. Now they are submitting a request for 78% more. What has changed between now and their first submission? The building that sits there now now is what we sincerely hope is the finished product. Enough is enough. Please deny this proposal and protect the property owners on Darms Lane.

Thank you in advance for your consideration,

Bill & Dina Falk

From: [Bob Ringstad](#)
To: [Ringel, Matthew](#)
Cc: [Brunzell, Kara](#); [Dameron, Megan](#); [Brooks, Walter](#); [Williams, Molly](#); [Richmond, Pete](#); [Dina Falk](#); [Sally Vaziri](#)
Subject: Arrow and Branch Winery - Use Permit Major Modification (P23-00057-MOD)
Date: Monday, September 15, 2025 1:35:30 AM
Attachments: [Video.mov](#)
[Arrow and Branch Comment Letter CEQA inconsistent.pdf](#)

[External Email - Use Caution]

Mr. Ringle,

We are residents of Napa County living on Darms Lane. Attached is a letter containing our comments on the Arrow and Branch Winery Major Modification (P23-00057-MOD) as you requested. We believe there are multiple issues with the application including, but not limited to, placement of this facility at minimum setbacks to a Significant Stream which provides spawning habitat for salmon. In addition, the CEQA requirements have not been met and a full EIR is required.

Please confirm your receipt of this email, the attached comment letter, and the attached video showing the spawning salmon in Dry Creek just this past November in a portion of the creek adjacent to the proposed 81,000 gallon waste water holding tank.

We cannot attend the hearing on Wednesday the 17th but are available via phone and email to respond to any questions you have re: our comments.

Respectfully,

Robert Ringstad
Alicia Ringstad
707-320-8606

Robert and Alicia Ringstad
1088 Darms Lane
Napa, CA 94558
Bobringstad@gmail.com 707-320-8606

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. As proposed, there are significant negative impacts to the surrounding neighbors, material land-use concerns under Napa County’s Agricultural Preserve policies, and the IS-MND does not appear to satisfy the California Environmental Quality Act (CEQA). We respectfully request the County deny the application. At minimum, a full Environmental Impact Report (EIR) is required.

1) Neighborhood Impacts (Noise, Traffic, Quality of Life)

We fully acknowledge that living in the Agricultural Preserve includes normal farming and vineyard activities—cultivation, pruning, replanting, harvest activities, frost-protection fans, etc. Those are part of the rural character we value.

However, the modification would substantially intensify visitor traffic, event activity, and production operations well beyond what has surrounded the neighborhood for many years. The

cumulative effect of the proposed major modification—along with other development activity in proximity to the A&B Winery—is increased noise, traffic, lighting, and loss of privacy for residences that predate the winery, with likely adverse effects on property values and neighborhood character.

On September 12, 2025, Napa County issued a “Reported or Apparent Code Violation” regarding an A&B Winery marketing event that, as planned, exceeded the limitations of its current use permit. In addition, the use of amplified music outside of the facility violated its permit. Demonstrated disregard for the conditions of approval is a compelling reason not to increase the size and frequency of such events.

2) Other Significant Issues Requiring an EIR

A. Biological Resources – Salmonids in Dry Creek

Dry Creek forms the site’s northern boundary and is a County-designated Significant Stream. The IS-MND and its supporting biological reports omit analysis of Chinook salmon and other anadromous fish, despite Dry Creek’s connection to the Napa River system and observations of spawning use. We have video recordings of Chinook salmon spawning in the creek last November in front of the proposed expansion and we are attaching the video to this email. Our neighbor, Armond Patrino, also saw spawning salmon behind his house last November, as he has many times over 30+ years of living on Dry Creek. Consistent with CEQA Guidelines §§15064 and 15126.2, the analysis must address all potentially significant biological effects, including effects on anadromous salmonids in Dry Creek (e.g., Chinook salmon) and other sensitive species meeting §15380 criteria, and must consider feasible, enforceable mitigation (§15126.4).

B. Hydrology / Wastewater – Foreseeable Accident Risk

The project adds an 81,000-gallon process-water tank and targets production increases even though the wastewater analysis shows peak process flows that meet or exceed the permitted dispersal capacity. Storing and handling large volumes of winery wastewater immediately adjacent to a Significant Stream presents a reasonably foreseeable accident (overflow, leak, storm-event bypass) that could degrade salmonid habitat—an impact the IS-MND does not adequately analyze (Guidelines §15064).

C. Cumulative Impacts – Oak Knoll Hotel & Silenus / Ideology Cellars Winery

CEQA requires evaluation of cumulative noise and traffic from past, present, and reasonably foreseeable projects. The Oak Knoll Hotel, currently under construction, lies approximately 0.57 miles from Arrow & Branch and its certified EIR identifies substantial noise/traffic considerations. The adjacent Silenus / Ideology Cellars Winery contributes traffic and noise from production and marketing activities. The IS-MND does not analyze the combined effects of these concurrent visitor-serving uses—especially during harvest season, when all operate at peak intensity. These cumulative effects must be analyzed and appropriate mitigation measures must be addressed if required.

D. Water Availability & Groundwater (Exhibits E and F)

The project is on the Napa Valley Floor, where the County applies a reduced Water Use Screening Criterion of 0.3 acre-feet per acre per year; because existing use already exceeds 0.3, the applicable test is no net increase from the baseline. Exhibit E calculates a combined existing groundwater use of approximately 9.33 acre-feet per year (Arrow & Branch plus the Silenus/Ideology easement well) and proposes to maintain no net increase at that level using process-wastewater recycling. While this approach meets the screening policy on paper, the claimed offset lacks detailed engineering design, enforceable monitoring, and dry-year reliability analysis, leaving uncertainty as to whether the offset will consistently materialize when needed.

Exhibit F (Tier III) evaluates groundwater–surface water interaction and concludes the Project and Easement Wells are not hydraulically connected to Dry Creek and therefore will not directly affect creek flows. Even accepting that conclusion, an EIR is still warranted to establish performance-based monitoring and triggers (e.g., groundwater levels, offset volumes, and seasonal creek conditions) and to analyze cumulative demand with the adjacent easement well under dry-year conditions, so that any unforeseen effects on the seasonally connected shallow alluvium and Dry Creek are detected and corrected in real time.

E. Tier 2 Well-Interference Trigger (500-Foot Proximity)

Exhibit F's Cross-Section A–A' (Figure 5) plots the Project Well (WCR 2020-002111) and several nearby off-site wells by well-log ID. Although owner names are not shown, the adjacent parcel APN 034-212-010 (Patrino) appears to contain a domestic well within approximately 500 feet of the Project Well. Under Napa County's Water Availability Analysis, a Tier 2 well-interference analysis is required when a neighboring off-site well is located within 500 feet of the project well, irrespective of whether the project proposes no net increase in pumping. Residential wells on properties adjacent to ours have experienced periods when their production was insufficient to meet the owners' needs. Even limited additional drawdown by this Project Well could adversely impact the neighbors. The IS-MND's conclusion that Tier 2 is not required addresses only the "no net increase" screen and does not address the 500-foot proximity trigger. At a minimum, the County should confirm the distances between the wells shown in Figure 5 and the Project Well (WCR 2020-002111) and, if required, prepare a Tier 2 well-interference analysis. If the permit proceeds, a Well-Interference Monitoring & Response Plan should be imposed, including baseline measurements for participating domestic wells, ongoing monitoring/reporting, and enforceable drawdown-triggered curtailment/mitigation.

3) Agricultural Preserve Intent and Scale of Facility

Napa's Agricultural Preserve policies are intended to preserve the County's agricultural heritage and keep agriculture the predominant land use, precluding uses incompatible with that purpose. Siting a 45,000-gallon/year production facility—with daily visitation up to 34 and events up to 125 guests—on a 10-acre parcel that contains only ~6 acres of vineyard means the majority of fruit must be trucked in, concentrating visitor-serving and processing activity next to long-standing

residences. While wineries are a permitted agricultural processing use, a facility of this scale and intensity on a small parcel, **positioned with minimum setbacks**, alongside a Significant Stream appears counter to the intent of preserving the area's agricultural character and rural quiet. At a minimum, if the County proceeds, it should do so only after full EIR review and with enforceable limits that truly protect the neighborhood and resource setting.

4) Inadequate Mitigation

Reliance on generic riparian fencing, monitoring, and average-based noise assumptions does not address (a) fish-specific protections, (b) foreseeable wastewater accidents, or (c) cumulative noise/traffic. CEQA §21002 requires adoption of all feasible mitigation; the measures proposed do not reduce impacts to less-than-significant levels.

Request

Because the record contains substantial evidence that biological resources, hydrology/water quality, groundwater, and cumulative traffic/noise impacts may be significant, the County must prepare a full Environmental Impact Report that evaluates and mitigates:

1. Neighborhood impacts (noise, traffic, lighting, privacy, and property value implications).
2. Biological resources, including Chinook salmon/anadromous fish in Dry Creek.
3. Hydrology/water quality, including accidental discharge risk to a Significant Stream.
4. Water availability/groundwater (no-net-increase baseline at ~9.33 AFY, offset reliability and monitoring, dry-year scenarios, and well interference).
5. Cumulative noise and traffic with the Oak Knoll Hotel (~0.57 miles away) and the adjacent Silenus / Ideology Cellars Winery, with special focus on harvest-season conditions.
6. Consistency with Agricultural Preserve intent and policies to preserve the County's agricultural heritage and rural character on small parcels adjacent to residences and a Significant Stream.

Approving this project on the current IS-MND would be inconsistent with CEQA and would undermine Napa County's Agricultural Preserve policies.

Thank you for your consideration.

Respectfully submitted,

/s/ Robert Ringstad

/s/ Alicia Ringstad

ILLINGWORTH & RODKIN, INC.
Acoustics • Air Quality

429 E. Cotati Avenue
Cotati, California 94931

Tel: 707-794-0400
www.illingworthrodkin.com

Fax: 707-794-0405
illro@illingworthrodkin.com

September 5, 2025

Matthew Ringel, Planner III
Planning, Building, & Environmental Services
County of Napa
1195 Third Street, Suite 210
Napa, CA 94559
VIA E-MAIL: matthew.ringel@countyofnapa.org
CC: dboldford@aol.com

**SUBJECT: Arrow and Branch Winery, Napa County, CA
Clarification of Outdoor Music Sound Levels referenced in 10/18/23 ENA.**

Illingworth & Rodkin, Inc. (I&R) has been requested for clarification as to the type of non-amplified outdoor music analyzed in our 10/18/23 Environmental Noise Assessment (ENA) for the Arrow and Branch Winery Use Permit Modification which would, and would not, comply with Napa County noise standards at the closest noise sensitive residential uses to the project.

Though the project description stated that no amplified music would occur at the project, it did not prohibit non-amplified music in the outdoor areas of the project. Considering this and based on the typical desire of winery and other hospitality uses to create a pleasant ambiance, our analysis considered that outdoor events may include non-amplified music as a background acoustical element for events or as music performances as the focus of events.

These two types of music differ as follows:

- Non-amplified background music typically takes the form of one or a few musicians (typically string instruments, piano, vocalists, or similar) performing at lower sound levels which do not compete or interfere with guest conversations, and,
- Non-amplified music performances typically involve a larger musical group (i.e., a quartet or larger, which may include strings, brass, drums, piano, and/or vocals) performing at higher sound levels and acting as the focus of the event.

Based on our professional experience, outdoor non-amplified music performances alone typically produce sound levels that are 5 dBA greater than those produced during an event with the maximum number of guests proposed by the project (125) in raised conversation and concurrent non-amplified background music (see ENA Table 5 and its footnote).

Considering the sound level difference between events with non-amplified music performances and events with 125 Guests in conversation with the non-amplified background music, as shown in Table 12a of the report, our ENA found that;

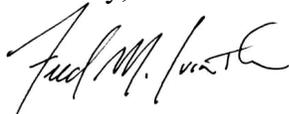
- The sound levels at the adjacent residential property lines due to events held at the covered outdoor patio with non-amplified music performances would exceed the County noise limits at the closest noise sensitive residential uses to the project,
and that,
- The sound levels at the adjacent residential property lines due to events held at the covered outdoor patio with non-amplified background music played during events with up to 125 guests would not exceed the County noise limits at the closest noise sensitive residential uses to the project.

Therefore, based on our analysis found that outdoor events;

1. Should not include music performances (non-amplified or amplified),
and
2. May include non-amplified background music played during events with up to 125 guests.

This concludes I&R's clarification of the type of outdoor music analyzed in, and the noise restrictions needed to address the issues associated with outdoor music in, our 10/18/23 ENA for the Arrow and Branch Winery Use Permit Modification. Please do not hesitate to call with any questions or concerns.

Sincerely,



Fred M. Svinth, INCE, Assoc. AIA
Principal, Senior Consultant
Illingworth & Rodkin, Inc.



WATER AUDIT CALIFORNIA

A PUBLIC BENEFIT CORPORATION

952 SCHOOL STREET #316 NAPA CA 94559
VOICE: (707) 681-5111
EMAIL: GENERAL@WATERAUDITCA.ORG

September 15, 2025

County of Napa
Planning Commission

meetingclerk@countyofnapa.org

RE: Hearing – September 17, 2025
Item 7A. STEVEN CONTURSI / ARROW AND BRANCH WINERY / USE
PERMIT MAJOR MODIFICATION P23-0005

Water Audit California ("Water Audit") is an advocate for the public trust.

Water Audit comments as follows:

The tragedy of the commons is a widely recognized economic theory where individuals, acting in their own self-interest, deplete a shared, finite resource that no one owns, ultimately harming everyone. The core problem is that the benefit of using the resource accrues to the individual, while the cost of depletion is spread among all users. Without regulation or shared responsibility, a "use it or lose it" mentality takes over, leading to overconsumption and the eventual destruction of the resource.

This tragedy is exactly what is happening in the Napa Valley, and this application is a good example of how it has all gone so wrong. It is incomplete and disingenuous, a perfect merging of the self-interests of applicant and staff at public expense. More importantly, it is cynical proof positive that all of Water Audit's work over the last many months has been thus far in vain, and any averments of planning change or reform are empty words intended to delay and distract. For a simple example, turn to the project checklist, the one thing so benign that no one could object to its useful inclusion. Oh, there's no checklist? How about the pumping data to support the Water Availability Analysis, an honest public trust review or the Water Feasibility Study? Oh, they aren't present either.

Regrettably, these omissions are commonplace, par for the course.

Unlike earlier comment iterations with previous applications, Water Audit has not made the effort to reduce or organize our initial review for your convenience. We have had to sort through gigabytes of data in various repositories to review and comment on this matter, and it took days. We have highlighted numerous missing items. Either take the time to read these eighteen or so pages of raw review, or not, as your conscience dictates.

If there are any questions we can answer, or any point that requires clarification, we stand ready to immediately oblige. We have provided sample questions that seek to fill in some of the missing data if you should choose to ask them.

INTRODUCTION

The current project before the Planning Commission is seeking to increase wine production from 30,000 gallons per year to 45,000 gallons per year, increase employment, increase daily tours and tastings by appointment only¹, increase marketing events, expansion of an existing winery building to create additional production and accessory space, construction of a covered terrace with outdoor tasting, installation of an approximately 81,000 gallon process water storage tank, and reconfigure existing parking. The project is located on an approximately 10.09-acre site at 5215 Solano Avenue APN: 034-190-040. The project parcel is the site of Ideology Cellars.

The site plans do not include the Silenus well easement, site of the offsite water pipeline, or distances from wells to water course or septic fields. The Water System Feasibility is omitted, the Water Availability Analysis did not perform the required 8-hour pumping tests for the easement well, or the 24-hour pumping test for project well public water system. There is no water quality test. The Conditions of Approval continue to omit Department of Public Works review and determination and usurp Department of Public Works authority. The Findings provide no language that Public Works reviewed and determined the Water Availability Analysis.

¹ This factor is stunningly disingenuous, as this provision is routinely ignored and seldom, if ever, enforced. In a recent presentation to the Board and Commission, it was proposed to simply dismiss the limitation.

The project parcel supplies well water (referred to as the “easement well”) to an adjacent parcel site:

“The project well (Well 1) is approximately 40-70 feet from the nearest portion of Dry Creek (located north of the project parcel) and the Silenus Easement Well is approximately 50-80 feet from the nearest portion of Dry Creek.” (Packet page 14) (emphasis added)

“The second well on the property is used exclusively by the adjoining winery, Silenus Vintners, located on APN 034-212-035. **According to the property owner, this well supplies water for the existing winery and vineyards** and the residential uses on the property are supplied by the City of Napa water system.” (Packet page 141)

SILENUS “EASEMENT WELL”

It is uncertain if the Silenus well easement serves additional parcels, other than the Silenus Vintners Winery parcel.

Although there is a Grant Deed in the packet, it is not accompanied with a site map or assessor parcel numbers:

“PARCEL FOUR:

A non-exclusive easement, appurtenant to Parcel One, for water pipeline and incidental purposes as reserved in the Grant Deed from L'Attitude Vineyards, LLC., a California limited liability company to Silenus International Group Inc., a California corporation Recorded September 23, 2010, Instrument Number 2010-0022090 and being more particularly described therein.” (packet page 293)

Not in the packet but found on the County’s Electronic Document Record (“EDR”) is a historical 2009 P09-00474 Ag Preserve Contract on the project parcel APN 034-190-040. It appends a site plan created by RSA Consulting Civil Engineers, naming four parcels. Parcel One is the project parcel. Parcel Four is a 40.21-acre vineyard parcel. Parcel Two is the Silenus Vintner parcel. The Silenus parcel appears to already consume water usage from its two existing wells. The Silenus wells are not sited in the packet site plans before the Planning Commission. It would appear that there is *not* a well easement from the project parcel to the Silenus parcel, and the Silenus well easement is actually associated with the 40.21-acre vineyard parcel. (WAC-A&B.Ex1)

It would appear that the current project parcel is “Parcel One” and the “Silenus” well easement is tied to a “Parcel Four”. That Instrument Number 2010-0022090 is **not in the packet** before the Planning Commission.

The packet Water Availability Analysis calculations do not include the Parcel Four 40.21-acre vineyard parcel water consumption.

Not in the packet but found on the Department of Water Resources website, there are no wells sited on any of the four parcels. (WAC-A&B.Ex2)

Not in the packet but found on County EDR, and in conflict with the Ag Preserve Contract, is an historical Lotline permit W09-00679. On September 11, 2009, Environmental Health Services Memorandum claims the current project parcel One water system serves parcel Two. (WAC-A&B.Ex3) W09-00679 does not include a well easement.

Does the project parcel “Silenus” easement well on Parcel One, serve both Parcel Two and Parcel Four?

Further quandary is how many wells are already existing on the Silenus Vintner parcel. **Not in the packet** but found on EDR, is a 2009 Lotline Adjustment W09-00679. It appended a 2001 Tentative Map that sites one well on the Silenus Vintners parcel. (WAC-A&B.Ex4)

Not in the packet but found on EDR is an earlier 1990 well permit #26445 that sites *two wells* on the Silenus Vintners parcel. (WAC-A&B.Ex5)

Not in the packet but found on County EDR, Silenus Vintners parcel 034-212-035 (Formerly APN# 034-212-030, 31 & 25) Conditions of Approval use permit 01093 October 16 2001 Public Works Department Inter-Office Memo stating review of the phase one, water availability analysis for the proposed project, an estimated water demand of 12.34 AF/Y and water for wine processing and domestic purposes supplied to the site by existing wells. (WAC-A&B.Ex6):

“RECOMMENDED CONDITIONS:

1. This Department has reviewed the phase one, water availability analysis for the proposed project. The 14.3 acre parcel is located in the valley floor area, with a fair-share allowance of 1.0AF/Acre/Year, resulting in a total allowable groundwater extraction volume of 14.3 AF/Year. The estimated water demand of 12.34 AF/Y is below the established threshold for the property. Therefore, the projected water use for this project should not have a significant impact on static water levels of neighboring wells. No further analysis is necessary.” (Page 26)
- 2.

“INTRODUCTION

Koves-Newlan Winery has applied for a use permit to allow an addition to an existing winery. **Water for wine processing and domestic purposes is supplied to the site by existing wells.** No increase in production from the current 72,000 gallons/year is proposed. A lot line adjustment is proposed which will result in the winery being located on a 14.3 acre parcel.” (page 32) (emphasis added)

Why are no wells on the Silenus Vintners parcel sited on the current project site plan?
How many wells exist on the Silenus Vintners Parcel? Why is the current project providing well water to a parcel with already existing wells?

WATER AVAILABILITY ANALYSIS

The Department of Public Works did not review or determine the Water Availability Analysis (“WAA”). There are no water level measurement worksheets, and the following supporting documents are omitted from public review: testing worksheets with geologist signature and date, constant rate pumping test.

The WAA Revised memorandum does not include determinative supporting documents: “alignments of two geologic cross sections prepared by others (LSCE & MBK, 2013; LSCE, 2022) that were used for reference, **but not reproduced herein.**” (Packet page 154)

The WAA assumptions are resultant from two Well Completion Reports, a 2019 six-year-old 4-hour air-lift test (packet page 170), and a 1990 thirty-five year old 5-hour air-lift test (packet page 173). The latter has only a 25-foot sanitary seal and is not an adequate back up well for the drinking water supply. Both are non-compliant in duration and type of test.

Not in packet but found on County website, the County’s 2015 Water Availability Analysis Adopted Policy (“Adopted Policy”) describes the required Public Works review (<https://www.countyofnapa.org/DocumentCenter/View/1056/Water-Availability-Analysis-Adopted-Policy-May-12-2015-PDF>):

“PBES and **Public Works (PW) staff will review** the application for completeness and reasonableness, review the County’s groundwater data management system for additional information about the characteristics of the areas/basin and nearby wells, compare the analysis to the screening criteria, and determine if additional analysis is required” (page 6)(emphasis added)

The Adopted Policy further states that driller's logs well yields are not sufficient pumping rate determinations, and constant rate aquifer test at a minimum 8 hours:

“Estimates of well yield shown on driller’s logs are not sufficient for this purpose. The planned pumping rate should be determined based on the pump and related equipment installed, or planned to be installed, in the well and, if available, **constant rate aquifer test data for tests conducted for a minimum of 8 hours.**” (page 11) (emphasis added)

“The County’s preferred method for determining the aquifer hydraulic conductivity or other parameters is by conducting an aquifer test and analyzing aquifer test data. In some cases, **pump test data may be recorded by a well driller at the time of well construction** and included as part of the Well Completion Report submitted to the California Department of Water Resources. However, **these tests are not always conducted to standards that result in meaningful aquifer parameters** (i.e., the pumping rate may not be constant, the pumping rate may not be large enough to analyze aquifer parameters, the test may be of too short a duration, and groundwater level measurements may not have been made during the test in the pumped well and one or more observation wells, etc.) (page 14) (emphasis added)

The WAA has not satisfied the Adopted Policy criteria.

Furthermore, the County’s 2015 Water Availability Analysis Adopted Policy requires a site map that includes interconnecting plumbing between various water sources (<https://www.countyofnapa.org/DocumentCenter/View/1056/Water-Availability-Analysis-Adopted-Policy-May-12-2015-PDF>):

“The WAA application contains the following information:

3. **A narrative...including description of interconnecting plumbing between the various water sources...**”
(Page 5)(emphasis added)

The site plans do not reveal interconnecting plumbing between the various water sources (packet page 308)

Not in the packet but found on the EDR is the underlying 2012 P12-00440 Conditions of Approval. The Department of Public Works Included is named in the Conditions, and the Department of Public Works Groundwater Memorandum dated October 10, 2013 is appended to those Conditions. (WAC-A&B.Ex7):

“Department of Public Works Steven E. Lederer Director

Subject Ideology Cellars Winery, APN# 034-190-040, P12-00440

1. **We have reviewed** the phase one, water availability analysis for the proposed project.” (page 31) (emphasis added)

That Memorandum was determined after review of the Water Availability Analysis-Phase One Study, also performed by the Department of Public Works under Donald G. Ridenhour, P.E. Director and signed 2/5/2013 by the same civil engineer as the current project, Michael Muelrath. (WAC-A&B.Ex8):

“Congratulations! Just sign the form and your are done! **Public works staff will now compare your projected future water usage with a threshold of use as determined for your parcel(s) size, location, topography, rainfall, soil types, historical water data for your area, and other hydrogeologic information.** They will use the above information to evaluate if your proposed project will have a detrimental effect on groundwater levels and/or neighboring well levels. Should that evaluation result in a determination that your project may adversely impact neighboring water levels, a phase two water analysis may be required. You will be advised of such a decision” (page 56) (emphasis added)

Why does the current project omit the Department of Public Works Groundwater Memorandum, and Water Availability Analysis-Phase One Study determination?

The WAA consultant assumes no flow occurs alongside the project parcel, identifying it as intermittent and thereby dismissing the importance of intermittent streams:

“Surface water in the portion of Dry Creek near the subject property flows, when present, along a northeasterly path towards the confluence with Hopper Creek.” (packet page 154)

“It is important to note that this section of the creek is shown as “intermittent” in the National Hydrographic Dataset (USGS, 2023). Therefore, while Figure 4 above shows that, on average, minor flows have occurred in Dry Creek in the summer and fall, the Creek is generally expected to be dry (not flowing) during the drier months of any given year.” (Packet page 155)

There is no data in packet to support no-flow in Dry Creek. When has Dry Creek recorded no flow? Is a dry creek appearance determinative of no flow under the surface of the creek bed?

Non-perennial streams make up the majority of California’s stream network, and are an important interface between land-use activities and downstream impacts, and support a wide variety of aquatic life uses. **Not in the packet** but found on California Water Board website is the report *WATERBOARD EXTENT OF CALIFORNIA'S PERENNIAL AND NO-PERENNIAL STREAMS*

(https://www.waterboards.ca.gov/water_issues/programs/swamp/docs/reports/mgmt_memo2e xtent):

“However, currently **best-available stream maps are replete with inaccuracies** about the extent and classification of perennial and non-perennial streams. For example, a recent field study in Southern California demonstrated that the **flow status of greater than 50% of streams was misclassified.**” (Page 1) (emphasis added)

DRY CREEK IS AN ANCHOR HABITAT

Not in the hearing packet (“packet”) but found online is the science driven studies produced by CEMAR that reports Dry Creek is an anchor habitat, and the highest priority habitat in the Napa System. The following descriptions are excerpted from *Napa River Flow Enhancement Study: An assessment of streamflow conservation opportunities in selected reaches of the Napa River watershed*. Napa County Flood Control was notified for its monitoring data’s unreliable daily large scale fluctuations, concluding the data is unlikely to represent the stream’s water level. (www.cemar.org/pdf/2013-12-31%20Napa%20River%20Flow%20Enhancement%20Study.pdf) (WAC-A&B.Ex9) and (WAC-A&B.Ex10):

“While various efforts are underway to remove or modify passage barriers, and to directly enhance in stream habitat, fewer projects affecting dry season flow have been implemented, leading to the current study.

In previous analyses, we and other investigators identified the portions of the Napa River system with the most extensive aquatic habitat resources. In decreasing order of availability, our study indicated that Dry, Redwood, Carneros, Sulphur, Tulucay, Napa, Ritchie, Milliken and York and Suscol creeks topped the list of most important potential contributors to the Napa River watershed steelhead fishery. **Another “anchor” habitat analysis cited Dry Creek as the highest priority habitat in the Napa system,** followed by a tier including Carneros, Redwood, Sulphur and Ritchie creeks (Dewberry 2003). A third tier consisted of Jericho, Mill, Dutch Henry and Milliken creeks.²

² Dewberry (2003) used two years of juvenile steelhead surveys for the prioritization while Becker *et al.* analyzed all available observations.” (Page 4) (emphasis added)

“We found that the quality of stage (i.e., water height) data available through the NCFWCWD varied considerably. For some sites, portions of the record showed characteristics of varying peak and base flow water levels in winter and gradual recession to base flow in summer that are characteristic of the regional flow regime (e.g., Figure 6). These patterns suggested the gauge was operating correctly and we described the data quality as “Fair” in Table 2. However, **many of the stage values exhibited large fluctuations on a daily scale that we considered unlikely to**

represent the streams 'water levels. In these instances, where the gauge did not appear to be operating correctly we described the data quality as "Poor" in Table 2. Ultimately, we decided not to use "fair" or "poor" data to characterize streamflow at these sites, as **estimates based on inaccurate stage data would be unreliable.**⁷

⁷ **We contacted NCFWCWCD staff and shared our observations. The District shared our concerns regarding data reliability and noted that steps are being taken to repair or replace equipment, and to address maintenance, data management, and communications protocols in the future.**" (Page 18) (emphasis added)

Has Napa County Flood Control and Water Conservation District ("NCFWCWCD") repaired or replaced monitors? What maintenance has been addressed? Where is the data being managed? What communication protocols have been implemented?

Not in the packet but found on County NCFWCWCD ("Flood Control") website (<https://www.countyofnapa.org/1403/Flood-Control-Water-Conservation-District>):

"The Napa County Flood Control and Water Conservation District is the local sponsor for the award-winning Napa River Flood Management Plan and **administers** Water Supply Contracts, **Watershed Management**, and Stormwater Management Programs throughout Napa County." (Emphasis added)

Department of Public Works manages Flood Control. Flood Control has not reviewed or determined the current project. Department of Planning, Building, & Environmental Services do not manage watershed, groundwater, or natural resources.

Not in the agenda packet but found on County websites:

"Director of Public Works Steve Lederer, Deputy Director of Public Works - **Flood Control & Water Resources** Richard Thomasser, Water Resources & R.I.Ds Engineering **Manager Water Resources** - Chris Silke"
(<https://www.countyofnapa.org/DocumentCenter/View/3244/Public-Works-Department-Organizational-Chart-PDF>) (Emphasis added)

"In Napa County, **Watershed Management** consists of: Clearing problem areas within the Napa River and its tributaries, **Managing and monitoring groundwater**, Overseeing adjudicated watersheds, Preparing special studies for flood protection and watershed management"
<https://www.countyofnapa.org/1161/Watershed-Management> (Emphasis added)

"Natural Resources, Groundwater, Water Conservation, Watershed Information"
(<https://www.countyofnapa.org/1646/About-Us>) (Emphasis added)

WATER SYSTEM FEASIBILITY

There is no Water System Feasibility in the packet. There are no pumping test data, worksheets, or water quality reports.

Staff has attached a document “Transient Non-Community Water System Information” that is intended to be accepted in lieu of the required Water Feasibility Report. The naming difference is subtle, and the document provides no pumping test on the project well. According to County policy the Water System Feasibility Study is required at the time a Use Permit application is submitted. And the public water system requires 24-hour pumping test. There is no water quality testing. There is no back up well for the regulated water system.

Not in the packet but found on County website, County policy requires a water system feasibility report submitted as a completeness item at time Use Permit is submitted, and the technical pumping test requirement is 24 hours

(<https://www.countyofnapa.org/DocumentCenter/View/10959/Water-System-Information-for-Use-Permits-2025?bidId=>) (WAC-A&B.Ex11):

“If your project will be regulated as a small public water system, **a water system feasibility report will be required as a completeness item at the time a Use Permit application is submitted.** This report ensures that the proposed project can satisfy the technical, managerial and financial requirements set forth by the Water Board and must include the information listed on the attached worksheet. There is a possibility that existing wells may not meet the construction requirements for a regulated water system.” (Page 1) (emphasis added)

“3. Water supply capacity. **Can the water system (including all sources and storage facilities) supply a minimum of three gallons per minute for at least 24 hours for each service connection served? Provide a characterization of the water quality** (or expected water quality if a new source is required), including a comparison with established or proposed drinking water standards and the feasibility of meeting these standards” (page 2) (emphasis added)

It would appear the water system consultant uses misleading and deceptive language in an attempt to disguise non-compliance:

"assuming a conservative well pumping cycle of 12 hr per day" (packet page 259) (emphasis added)

Not in packet but found on EDR, the underlying use permit P12-00440 requested a single-family residence. The January 30, 2013, Environmental Health Services Memorandum

determined the applicant required a transient non-community water system, and conditioned applicant to provide a water system feasibility report. (WAC-A&B.Ex12):

“The application is considered INCOMPLETE at this time. **The applicant must submit the following information so we may continue our review:**

3. With the addition of the dwelling on the parcel, it seems the total number of water users (combined employees, visitors, and residents) proposed exceeds 25 daily. If that is the case, the water supply and related components serving this facility will have to comply with the California Safe Drinking Water Act and Related Laws. If the existing water sources will not meet the construction requirements for a regulated water system, a new well (source) may have to be constructed and developed. **A water system feasibility report as outlined in the enclosed handout must be prepared and submitted**” (page 42) (underline in original) (emphasis added)

In order to avoid the required transient non-community water system, the applicant filed P13-00435 and modified the permit by removing the single-family residence request. (WAC-A&B.Ex13). In a letter dated November 28, 2013 Use Permit Application #P12-00440-UP Project Status Report Ideology Cellars Winery APN 034-190-040, Applicant Bob Williamson writes:

“We would like to make the following changes.
5. Remove single family Res. From winery” (page 1)

Why does the current project omit the water system feasibility report completeness item requirement?

FINDINGS

“Net neutral” does not assure no injury to the environment or public trust. The Public Trust is evergreen. Water Audit California disagrees with Environmental Findings 4 and 5:

“4. There is no substantial evidence in the record as a whole, that the project will have a significant effect on the environment provided that measures to mitigate potentially significant impacts to biological and noise resources are incorporated into the project approval.

5. There is no evidence, in considering the record as a whole that the proposed project will have a potential adverse effect on wildlife resources or habitat upon which the wildlife depends.” (packet page 64)

The Findings do not establish review has been performed by the County Department of Public Works.

Not in packet found on EDR are the historical Findings for the project parcel 2002 Use Permit 01093 citing the Department of Public Works review and determination. (WAC-A&B.Ex14):

“Findings 23.f. **The Phase I water study prepared of the project and reviewed by the Department of Public Works** showed that the estimated water demand is below the established threshold of rate property, and, therefore, the projected water use for this project is not expected to have a significant effect on the static water levels of neighboring wells or the groundwater table.” (page 13) (emphasis added)

Why do the current project Findings omit Department of Public Works review and determination?

CONDITIONS OF APPROVAL

Not in the packet but found on State Clearing House, the CDFW Letter boldly states the project has the potential to impact Dry Creek and a Lake & Streamed Alteration Agreement may be required. (WAC-A&B.Ex15):

“The Project has the potential to impact Dry Creek, therefore an LSA Notification may be required as further described below.” (Page 2) (emphasis in original)

“Remove the “to the maximum extent practicable” language. Alternatively, add the following requirement to MM BIO-5. If impacts to the bed, bank, channel, or riparian area of the stream cannot be completely avoided, the Project shall notify CDFW for Project impacts to the stream. More information for the notification process is available at <https://wildlife.ca.gov/Conservation/Environmental-Review/LSA>. The Project shall comply with all measures of the SAA, if issued, and shall not commence activities with potential to impact the stream until the SAA process has been completed. Restoration to mitigate impacts to the stream shall include a qualified biologist preparing and implementing a restoration plan including, but not limited to success criteria, a minimum of five years of monitoring and maintenance, and achieving success criteria, unless otherwise approved in writing by CDFW.” (Page 5)

The CDFW Letter has not been included in the packet before the Planning Commission. It has not been uploaded to the County Calendar Supporting Documents webpage as of the writing of this comment September 14, 2025. (WAC-A&B.Ex16)

The Conditions of Approval 4.18 COMPLIANCE WITH OTHER DEPARTMENTS AND AGENCIES – OPERATIONAL CONDITIONS does not recognize the California Department of Fish & Wildlife September 8, 2025 Letter of determination (packet page 76/7)

Why is the CDFW Letter not appended to the COA, and why is the Letter not recognized in COA 4.18?

The Biological mitigation measures recognize CDFW as the Responsible Agency but continue to omit the recommended language timing and Responsible Party. (Packet page 82/4)

The Conditions of Approval omits the Public Works Groundwater Memorandum.

The Project Scope omits installation of a transient non-community water supply system, and assigned well. (Packet page 71/2)

There is no condition prohibiting trucked-water.

There is no condition requiring dry-farming vineyards.

The COA omits language "jointly implemented by Public Works and PBES":

"4.9 GROUND WATER MANAGEMENT – WELLS **[RESERVED]** " (packet page 75)

The PBES Director continues to assume the authority of the Department of Public Works.

“COA 6.15 OTHER CONDITIONS APPLICABLE TO THE PROJECT PERMITTING PROCESS

d. Groundwater Demand Management Program

1. ... Prior to the issuance of a grading or building permit for the winery the permittee shall submit for review and approval by the **PBES Director** a groundwater demand management plan which includes a plan for the location and the configuration of the installation of a meter on the two wells serving the parcel.
5. For the first twelve months of operation under this permit, the permittee shall read the meters of at the beginning of each month and provide the data to the **PBES Director** monthly... shall be required to be submitted to the **PBES Director** for review and action... Permittee shall also provide well level data to the **PBES Director**.
7. At the completion of the reporting period per 6.15(d)(5) above, and so long as the water usage is within the maximum acre-feet per year as specified above, the permittee may begin the following meter reading schedule:

i. On or near the first day of each month the permittee shall read the water meter and provide the data to the **PBES Director** during the first weeks of April and October. The **PBES Director, or the Director's designated representative, has the right to access and verify the operation and readings of the meters** during regular business hours." (Packet page 86/7)

STAFF REPORT

Omitted from the hearing packet attachments: Notice of Hearing, Affidavit of publication, Water System Feasibility. And, the following CEQA documents: Notice of Completion and Environmental Document Transmittal, Summary Form for Document Submittal. The following agencies were not noticed: United States Fish & Wildlife Service, surrounding cities. (WAC-A&B.Ex17) and (WAC-A&B.Ex18)

The Notice of Hearing does not include SCH number. (WAC-A&B.Ex19)

State Clearing House Project Description Location omits Hopper Creek.

(<https://ceqanet.lci.ca.gov/2025080635>)

Staff continues to accept Draft documents: WAA Revised Memorandum FIGURE 1 Regional Map "DRAFT" (packet page 165), FIGURE 2 Property Map w neighbor well sites "DRAFT" (packet page 166), FIGURE 5 Cross Section A-A' "DRAFT" (packet page 168.)

The Staff Report does not include a full Permit History discussion.

APPLICATION

Application form omits staff initial, date received, and permit number (packet page 113.)

Application Details Project Description omits Date Received, Received By, Receipt No., File No., Deposit Amount, Check No. (Packet page 114)

Hearing packet omits Checklist of Required Application Materials, Water Feasibility Study, interconnecting plumbing between various water sources, Adjoining Property Owner List, Assessor Page, labeled distances, utility lines and easements.

Not in packet but found on County website is a complete application form.

(<https://www.countyofnapa.org/DocumentCenter/View/11761/Use-Permit-Application-Winery>)

Omitted from the current project packet are the following items:

“Form Adjoining Property Owner List Requirements” (page 2)

“To-Scale Site Development Plans (ALL plans must be to an identified architect’s or engineer’s scale and shall be legible): Submit three (3) 24” X 36” and one 11” x 17”copies of plans consistent with information contained in the *Building Division – DesignInformation-SampleSitePlanHandout*:
<https://www.countyofnapa.org/1890/Building-Documents>.” (Page 5)

“Additional Information Required by the Environmental Health Department:

3. Water System Feasibility Report if the water supply system will serve 25 or more people inclusive of employees, visitors, and residents or if kitchen is proposed. See enclosed handout provided by Environmental Services.” (Page 6)

“All applications shall include a list of the current owners of all the properties whose outer perimeters are within 1,000 feet of the property boundary of the project site. The list shall include the property owner’s names, their addresses, and the assessor’s parcel numbers of the property owned. The list may be expanded to include other affected property owners at the discretion of the Planning Director as well as individuals having a request for notice on file with the Commission Clerk.

Preparation, verification and submission of this list of property owners is the responsibility of the applicant. Lists of the property owners appearing on County tax rolls in the form required are available from all local title insurance companies. Each such list must be certified by a title insurance company as reflecting the most recent County tax roll information. **While the mailing list is not necessarily required at initial project submittal, the project cannot be noticed for hearing without it.**” (Page 26)

“Submit a full page copy of the assessors’ parcel book page(s) and a copy of the latest equalized assessment roll used to compile the property owners’ list. Please indicate the location of all parcels listed, by check mark or colored parcel number circled on the pages.” (Page 26) (emphasis added)

Not in packet found on County website easements are required and all utility lines

(<https://www.countyofnapa.org/DocumentCenter/View/20486/Sample-Site-Plan->)

“G. Existing and proposed water, wastewater, and stormwater treatment systems systems must be shown and include:

Label distances between well(s), septic tank, leach field, and creek, streams, rivers or lakes, if applicable

I. Utilities: **Show utility lines or service points of connection** (water, sewer, electrical, gas, cable). Indicate work areas under overhead lines or above buried lines. If a utility line crosses over a structure/improvement, show clearance above the structure/improvement.

J. Easements: Show any easements that exist. **Indicate the location of all easements** (water, sewer, roadways, open space, etc.)” (page 2) (emphasis added)

Not in packet but found on EDR are the historical application supporting materials for the Silenus parcel 2002 Use Permit 01093 containing both the Notice with List of Adjoining Property Owners and affidavit of publication. (WAC-A&B.Ex20)

Why did staff accept an application packet that omitted the Checklist of Required Materials, Water System Feasibility, List of Adjoining Properties, and Assessor Page?

Current Project Applicant Planning Consultant, Donna Oldford, has appeared before the Planning Commission on other projects for example Far Niente and Vida Valiente. In the Vida Valiente matter, Oldford’s response to the Planning Commissioners safety issues and conclusions, was borderline bullying. Dismissing the Commissioners concerns as “arbitrary decision”, “individual judgement”, “non-expert evaluation” and “staff is telling you”:

“DONNA OLDFORD PLANNING CONSULTANT TO THE APPLICANT. I’M GOING TO ASK, I’M VERY DISAPPOINTED THAT WE ARE IN THIS PLACE **WHERE INDIVIDUAL JUDGMENT IS TAKING THE PLACE OF YOUR STAFF. YOUR STAFF IS TELLING YOU WHAT YOU NEED TO KNOW** AND HOW THEY HAVE EVALUATED. I’M NOT, IT APPEARS AS SORT OF **A RATHER ARBITRARY DECISION WHEN IT RUNS CONTRARY TO THE EXPERT ON YOUR STAFF.** THIS CONCERNS ME BECAUSE THERE’S A MESSAGE HERE. THE MESSAGE IS, **YOU KNOW, IF IT JUST DOESN'T FEEL RIGHT, WE WILL IGNORE THE STAFF.** THE MESSAGE IS ALSO YOU DON'T NEED TO DO ALL THESE STUDIES BECAUSE AT THE END OF THE DAY, IT'S GOING TO BE HOW I FEEL THAT DAY. I HAVE BEEN A PLANNING COMMISSIONER TWICE IN MY CAREER. IT IS NOT EASY. BUT AS A PLANNING COMMISSIONER YOU DON'T HAVE A CONSTITUENCY, WE ARE THERE TO EVALUATE THE PROJECT. AND WHAT I AM HEARING IS THAT **A NON-EXPERT EVALUATION CAN TRUMP WHAT YOUR STAFF IS TELLING YOU.** IT'S KIND OF UNFORTUNATE SITUATION FOR STAFF. BECAUSE THAT IS THEIR JOB.” (December 6, 2023 Hearing Vida Valiente at Granicus video 2:31:51) (closed caption appeared on the video in capitalized text)

GRAPHICS

Site plans omits “Silenus” well easement numbers, utility lines, and distances between wells, water course, and septic field(s) (packet page 308) There is sited a “10’ WATERLINE EASEMENT PER RS DOC #2009-0030145” however, that document is not included in the packet, and it is unclear if a waterline easement is equivalent to a well water usage easement.

As discussed above, the packet included ownership documents appended to the Transient Non-Community Water System Information document, with a 2020 Grant Deed document 2020-0027169 (packet page 279.) The packet does not include any well easement documents. It is uncertain any easement applies to the Silenus Vintners parcel 034-212-035.

Is the Treated Process Wastewater Irrigation Storage Tank above or below ground?

Not in the packet but found online is the California Aquatic Resources Inventory “CARI” map is the siting of Ideology Cellars, Silenus Vintners, and Dry Creek. (WAC-A&B.Ex21)

CARI incorporates multiple data sources to provide the best available map of the state surface waters. (<https://www.sfei.org/projects/california-aquatic-resource-inventory-cari>):

“CARI is a Geographic Information System (GIS) dataset of surface waters and their riparian areas consisting of polygon and line features with data-rich attributes that can be used for developing broad- or fine-scale landscape summaries of aquatic features. **CARI is a seamless statewide map compiled from multiple data sources and standardized to a common classification system. This statewide dataset provides the best available map of state surface waters and serves as the base map in EcoAtlas to coordinate monitoring and assessment at the landscape scale across federal, state, and local agencies, while providing enough detail to inform local land use planning.**” (Website page 1) (emphasis added)

The County continues to ignore the importance of this map, even after the July 2, 2025, Tesson hearing when CDFW recognized superior CARI dataset over the County Significant Streams map. (WAC-A&B.Ex22)

THE PUBLIC TRUST

The public trust fulfills the basic elements of a trust: intent, purpose, and subject matter. (Estate of Gaines (1940) 15 Cal.2d 255, 266.) It has beneficiaries, the people of the state, and trustees, the agencies of the state entrusted with public trust duties. Fish and wildlife form a critical part of the public trust. In the limited circumstances of the alienation of components of the public trust into private hands, the private party becomes bound with trustee duties pursuant to Public Resources Code § 6009.1.

The essential idea of the public trust doctrine is that the government holds and protects certain natural resources in trust for the public benefit. (See *Illinois Central Railroad v. Illinois* (1892) 146 U.S. 387, 452, 456; *National Audubon Society v. Superior Court (Audubon)* (1983) 33 Cal.3d 419, 441; *Berkeley v. Superior Court* (1980) 26 Cal.3d 515, 521.)

Public trust theory has its roots in the Roman and common law (*United States v. 11.037 Acres of Land* (N.D. Cal. 1988) 685 F. Supp. 214, 215) and its principles underlie the entirety of the State of California. Upon its admission to the United States in 1850, California received

the title to its tidelands, submerged lands, and lands underlying inland navigable waters as trustee for the benefit of the public. (*People v. California Fish Co. (California Fish)* (1913) 166 Cal. 576, 584; *Carstens v. California Coastal Com.* (1986) 182 Cal.App.3d 277, 288.) The People of California did not surrender their public trust rights; the state holds land in its sovereign capacity in trust for public purposes. (*California Fish, Ibid.*)

The courts have ruled that the public trust doctrine requires the state to administer, as a trustee, all public trust resources for current and future generations, specifically including the public trust in surface waters and the life that inhabits our watercourses. These trust duties preclude the state from alienating those resources into private ownership.

The beneficiaries of the public trust are the people of California, and it is to them that the trustee owes fiduciary duties. As Napa County is a legal subdivision of the state, it must deal with the trust property for the beneficiary's benefit. No trustee can properly act for only some of the beneficiaries – the trustee must represent them all, taking into account any differing interests of the beneficiaries, or the trustee cannot properly represent any of them. (*Bowles v. Superior Court* (1955) 44 C2d 574.) This principle is in accord with the equal protection provisions of the Fourteenth Amendment to the US Constitution.

An agency of the State "may not approve of destructive activities without giving due regard to the preservation of those [public trust] resources." (*Center for Biological Diversity, Inc. v. FPL Group, Inc. (Bio Diversity)* (2008) 166 Cal.App.4th 1349, 1370, fn. 19, 83 Cal.Rptr.3d 588.)

Agencies of the state must not engage in unlawful conduct. "It is a fundamental principle of our constitutional scheme that government, like the individual, is bound by the law." (*Alderman v. United States* (1968) 394 U.S. 165, 202.) When lawless conduct occurs, the Government may not profit from its fruits. (*Weeks v. United States*, (1914) 232 U.S. 383.) The County's duty is to obey the law, which among other things requires that it not harm public trust resources by its decisions and requires the state to use its best efforts for the long-term preservation of public trust resources for the public benefit. (Audubon, supra, 33 Cal.3d 419, 440-441; *Surfrider Foundation v. Martins Beach 1, LLC* (2017) 14 Cal.App.5th 238, 249-251; Public Resources Code, § 6009.1.)

Common law imposes public trust considerations upon the County's decisions and actions pertaining to trust assets. (*Bio Diversity, supra*, 166 Cal.App.4th 1349; *Environmental Law Foundation v. State Water Resources Control Board* (ELF) (Cal. Ct. App. 2018) 26 Cal.App.5th 844.) The courts have recognized the State's responsibility to protect public trust uses whenever feasible. (See, e.g., *Audubon, supra*. 33 Cal.3d 419, 435; *California Trout, Inc. v. State Water Resources Control Bd.* (Cal. Trout I) (1989) 207 Cal.App.3d 585, 631; *California Trout, Inc. v. Superior Court* (Cal. Trout II) (1990) 218 Cal.App.3d 187, 289.) Napa County has an affirmative duty to administer the natural resources held by public trust solely in the interest of the people of California.

Napa County must manage its public trust resources so as to derive the maximum benefit for its citizenry. Article X of the California Constitution and the public trust doctrine hold that no water rights in California are truly "vested" in the traditional sense of property rights.

Regardless of the nature of the water right in question, no water user in the State "owns" any water. The owner of "legal title" to all water is the State in its capacity as a trustee for the benefit of the public. There can be no vested rights in water use that harm the public trust. A "water right" grants the holder only the right to use water, an "usufructuary right." All water rights are usufructuary only and confer no right of private ownership in the water or the watercourse, which belongs to the State. (*People v. Shirokow* (1980) 26 Cal.3d 301 at 307.)

Fish & Game Code, section 1600 provides:

The Legislature finds and declares that the protection and conservation of the fish and wildlife resources of this state are of utmost public interest. Fish and wildlife are the property of the people and provide a major contribution to the economy of the state, as well as providing a significant part of the people's food supply; therefore their conservation is a proper responsibility of the state.

The California Department of Fish & Wildlife (CDFW):

... is California's Trustee Agency for the State's fish, wildlife, and plant resources. CDFW, in its trustee capacity, has jurisdiction over the conservation, protection, and management of fish, wildlife, native plants, and habitats necessary for biologically sustainable populations of those species. For the purposes of CEQA, CDFW is charged by law to provide, as available, biological expertise during public agency environmental review efforts, focusing specifically on projects and related activities that have the potential to adversely affect fish and wildlife resources.
([https://wildlife.ca.gov/Conservation/Environmental-Review/CEQA.](https://wildlife.ca.gov/Conservation/Environmental-Review/CEQA))

Respectfully,

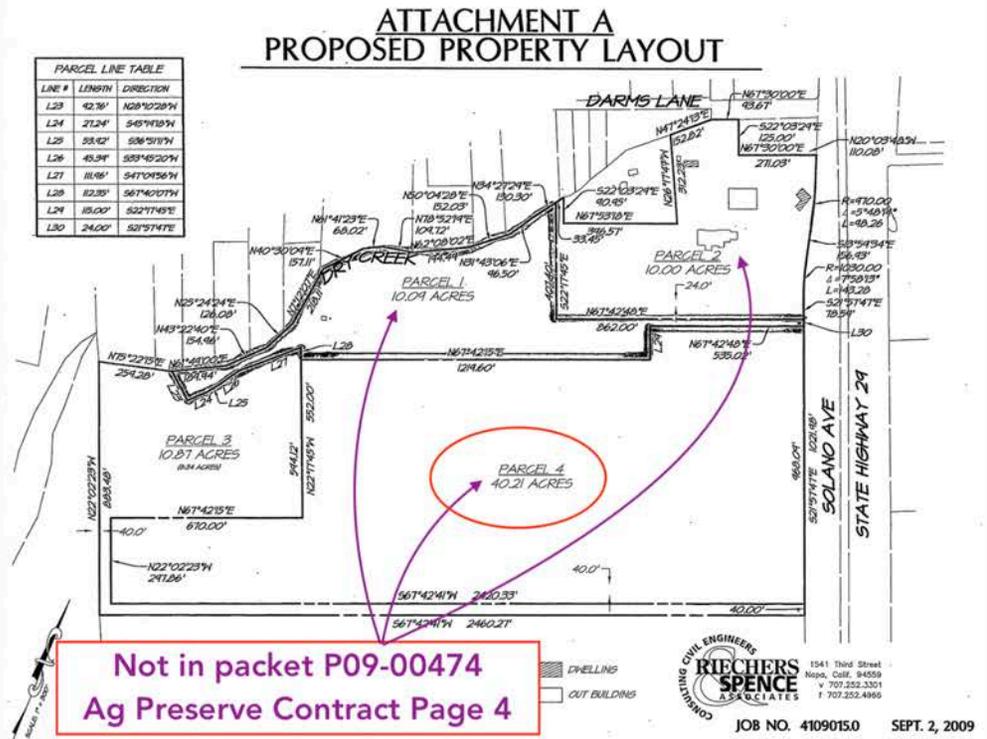


William McKinnon
General Counsel
Water Audit California

Attachments - Exs. 1-22 attached



Packet page 142



Not in packet County GIS sites Parcel 4 at APN 034-190-043

White Elevation Contour Lines (West)

 White Elevation Contour Lines (East)

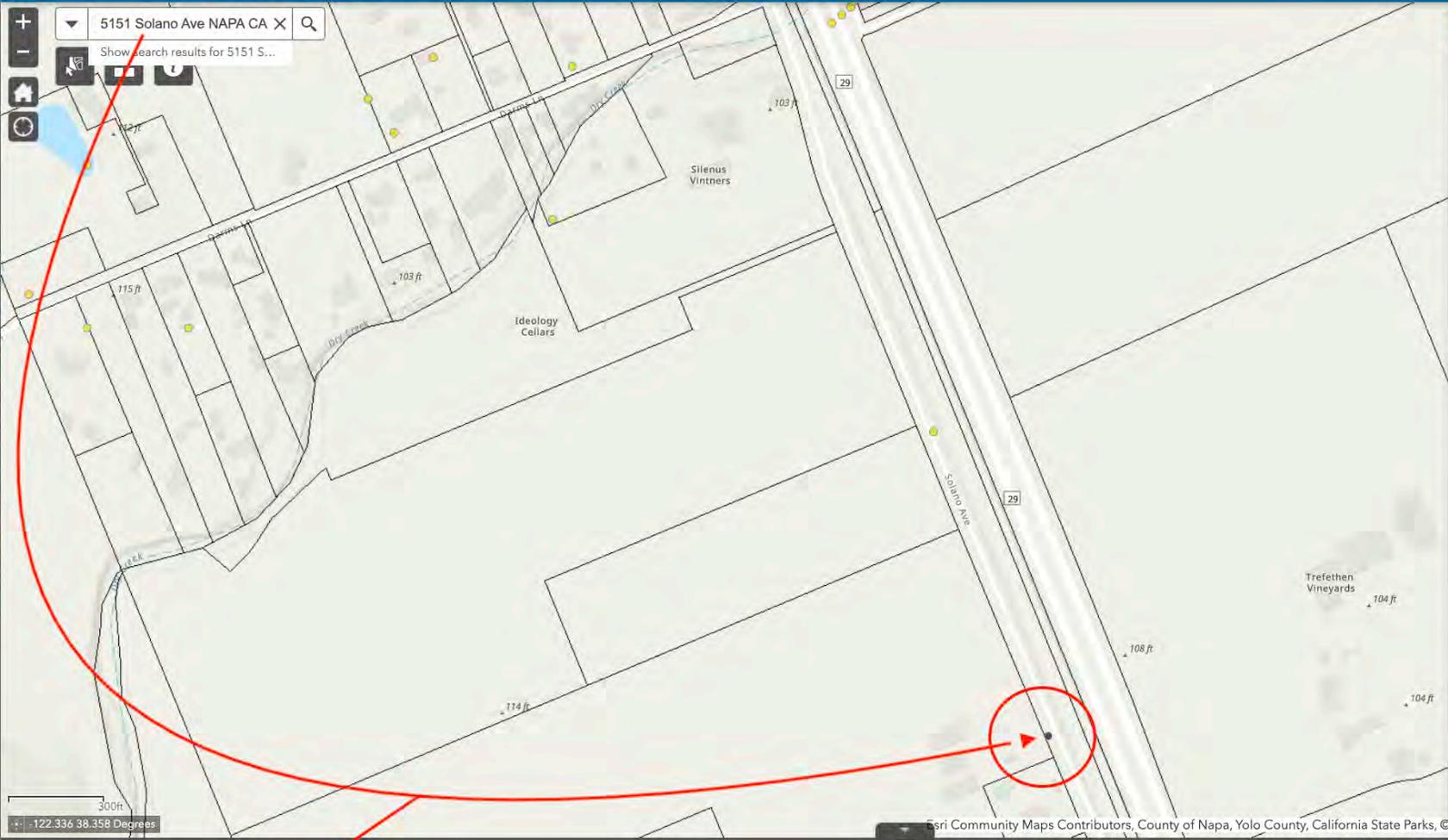
 Groundwater Sustainability Agency

 Digital Elevation Model

 Napa County USGS Digital Raster G

Description R/W ESMT-S 2009-0030150, AMENDED 2019-0007472; 40RS40; WATER RIGHTS-D 2010-0022217

Landuse 3801
 TRA 072001



Layer List

- Well Completion Reports
 - Location from PLSS Section
 - Recorded Location
 - PLSS Sections
 - Domestic Well Count
 - Domestic Well Average Depth
 - Domestic Well Minimum Depth
 - Domestic Well Maximum Depth
 - Production Well Count
 - Production Well Average Depth
 - Production Well Minimum Depth
 - Production Well Maximum Depth
 - Public Supply Well Count
 - Public Well Average Depth
 - Public Well Minimum Depth
 - Public Well Maximum Depth
- Assessor's Parcels
- i15_Parcels_Assessor_Lightbox
- Multipage WCR Links

Well Completion Reports

Options Filter by map extent Zoom to Clear selection Refresh

WCR Number	Legacy Log Number	Owner Assigned Well Number	Well Location	City	County Name	Local Permit Agency	Permit Date	Permit Number	Region Office	Record Type	Planned Use/Former Use	Driller Name	Driller License Number	Decimal Latitude	Decimal Longitude	Method of Determination LL	LL Accuracy
WCR2020-002803	e03272607	1-2019	1072 DARMS LN	NAPA	Napa	Napa County Planning Building and Environmental Services	April 15, 2019	E19-00188	DWR North Central Region Office	WellCompletion/ Monitoring/NA	Water Supply Irrigation - Landscape	HUCKFELDT WELL DRILLING INC	439746	38.364167	-122.342500		
WCR2014-014102	E0236740	NAPA COUNTY-217D-SWGW2	SITE #2- DRY CREEK AT WASHINGTON STREET	NAPA	Napa	Napa County Planning Building and Environmental Services		E14-00667	DWR North Central Region Office	WellCompletion/ Monitoring/NA	Monitoring	CLEAR HEART DRILLING INC	780357	38.365231	-122.337532	Unknown	Unknown
WCR2020-002111		2020-1	5151 Solano AVE	Napa	Napa	Napa County Planning Building and Environmental Services	December 15, 2019	E19-00681	DWR North Central Region Office	WellCompletion/ Monitoring/NA	Water Supply Irrigation - Landscape	LES PETERSEN DRILLING & PUMP INC	261084	38.361610	-122.336621		
WCR2014-014102	E0236731	NAPA COUNTY-216S-SWGW2	SITE #2- DRY CREEK AT	NAPA	Napa	Napa County Planning		E14-00667	DWR North Central Region	WellCompletion/ Monitoring/NA	Monitoring	CLEAR HEART DRILLING INC	780357	38.365231	-122.337532	Unknown	Unknown



1



2



3



4



5



6



7



8



9



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MEMORANDUM

Environmental Management

1195 Third Street, Suite 101
Napa, CA 94559
www.co.napa.ca.us

Main: (707) 253-4471
Fax: (707) 253-4545

Steven Lederer
Director

034-212-035

To: Napa County Public Works Department Patt Throne-Hetzer, Senior Engineering Aide	From: Napa County Environmental Management Department Christine M. Secheli, Assistant Director
--	---

CMD

Date: September 11, 2009	Re: Lot Line Adjustment for L'Attitude Oak Knoll Vineyards Location: 5225 Solano Avenue Assessor's Parcel # 34-190-032, 34-212-032,033,034 File # W09-00679
--------------------------	--

We have reviewed the above proposal and recommend approval. The attached Agreement for Grant of Easements and Water Rights be recorded concurrently with the Lot Line Adjustment.

cc: Riechers Spence & Assoc. 1541 Third St. Napa, CA 94559
L'Attitude Vineyards, LLC, 5225 Solano Ave. Napa,

\\data2\EnvMgmt\l-shared\PUBLICWORKS&LAFCO\County\PW\2009\W09-00679b.doc



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MEMORANDUM

Environmental Management

1195 Third Street, Suite 101
Napa, CA 94559
www.co.napa.ca.us

Main: (707) 253-4471
Fax: (707) 253-4545

Steven Lederer
Director

To: Napa County Public Works Department Patt Throne-Hetzer, Senior Engineering Aide	From: Napa County Environmental Management Department Kim Withrow, Senior Environmental Health Specialist
--	--

KW

Date: July 7, 2009	Re: Lot Line Adjustment for L'Attitude-Oak Knoll Vineyards Location: 5225 Solano Avenue Assessor's Parcel # 034-190-032, 034-212-032, 033 and 034 File # W09-00679
--------------------	---

We have reviewed the above proposal and have determined it to be incomplete. The following is needed in order for us to complete our review:

- All improvements are not shown on the proposed property layout. All wells, developed springs, septic systems, buildings, waste water facilities and water storage tanks on the involved parcels must be shown.
- An agreement to grant an easement and water rights for the water system located on proposed parcel 1 and serving proposed parcel 2 must be reviewed and approved by this office and recorded concurrently with the legal descriptions. Applicant should contact this office for the easement forms.

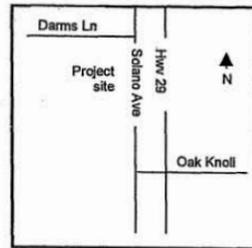
**Tentative Map
for a Lot Line Adjustment
of the lands of
Koves-Newlan, LLC**

**Owner: Koves-Newlan LLC
5225 Solano Avenue
Napa, California 94558**

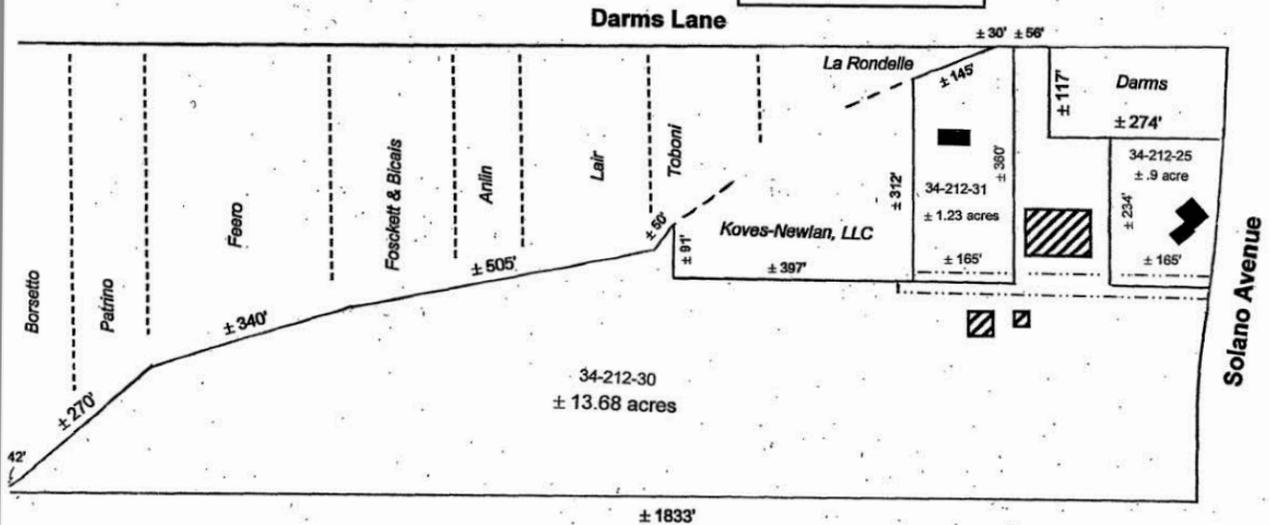
Received

JAN 09 2002

Napa County Public Works



North
1"=200'



EXISTING PARCEL CONFIGURATION

UCC Vineyard Fund LLC

Assessor's Parcel Numbers: 034-212-025, 030 & 031
General Plan Designation: Agricultural Resource
Zoning: Agricultural Preserve



**Not in packet 2009 W09-00679 Lotline Adjustment with
2001 Tentative Map Silenus Parcel with one well (page 13/14)**

**Tentative Map
for a Lot Line Adjustment
of the lands of
Koves-Newlan, LLC**

**Owner: Koves-Newlan LLC
5225 Solano Avenue
Napa, California 94558**

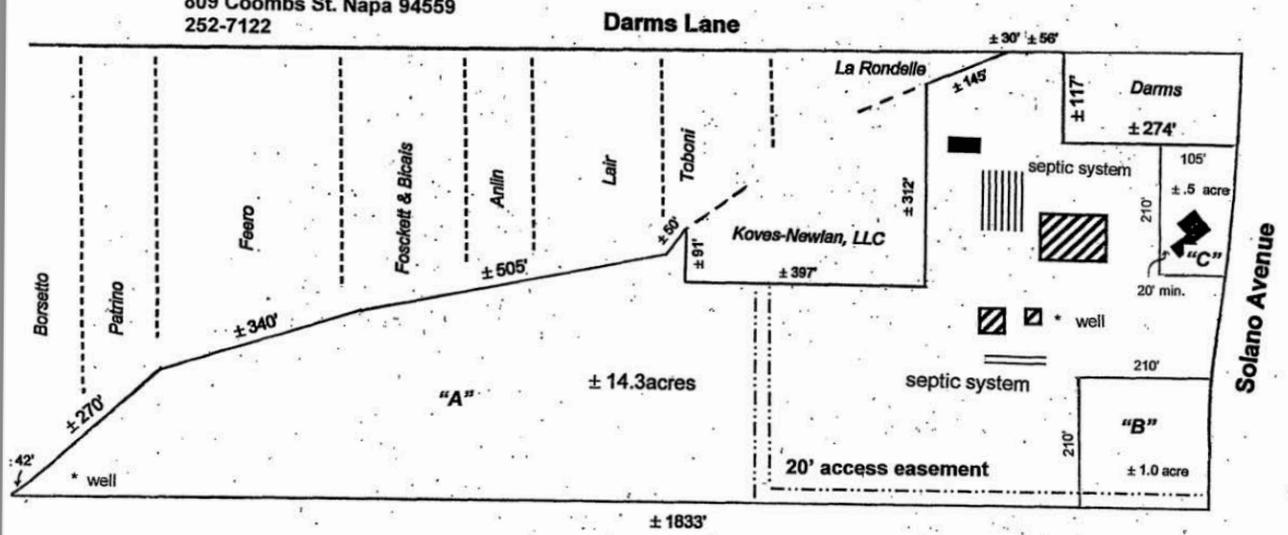
**Representative: Dickenson, Peatman & Fogarty
809 Coombs St. Napa 94559
252-7122**

RECEIVED

DEC 04 2001

NAPA COUNTY
DEPT. OF PUBLIC WORKS

North
1"=200'



PROPOSED PARCEL CONFIGURATION

UCC Vineyard Fund LLC

Assessor's Parcel Numbers: 034-212-025, 030 & 031
General Plan Designation: Agricultural Resource
Zoning: Agricultural Preserve

Existing/Proposed Water Supply

- A Well
- B Well
- C City of Napa

Existing/Proposed Waste Disposal

- A Septic System
- B Septic System
- C Septic System (easement to be included to Parcel A)



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PUBLIC WORKS DEPARTMENT
INTER-OFFICE MEMORANDUM



RECEIVED
OCT 16 2001
NAPA COUNTY CONSERVATION
DEVELOPMENT & PLANNING DEPT.

TO: Conservation Development and Planning Department
FROM: Annamaria Martinez, Junior Engineer
SUBJECT: Kovess-Newlan LLC, 5225 Solano Avenue
APN# 034-212-030, 31 & 25, File #01093-UP

This application will allow the applicant to construct an 18,400 sq. ft. addition to an existing 72,000 gallon winery. No change in production capacity is proposed. Employment will increase from 6 full time to 7 full time employees, and a decrease in part time employees from 8 to 6 is proposed for an overall net increase of one employee. The parking lot capacity will increase from 11 to 25 spaces. Total floor area will increase from 18,500 sq. ft. to 25,700 sq. ft. Parcel is located on the western side of Solano Avenue between Darms Lane and Oak Knoll Avenue.

EXISTING CONDITIONS:

- Existing access road is approximately 18 feet wide and completely paved.
- Parking surface is currently asphalt concrete.
- The traffic count for Solano Avenue was 1777 just south of Darms Lane taken on 10/04/99.

RECOMMENDED CONDITIONS:

- This Department has reviewed the phase one, water availability analysis for the proposed project. The 14.3 acre parcel is located in the valley floor area, with a fair-share allowance of 1.0AF/Acre/Year, resulting in a total allowable groundwater extraction volume of 14.3 AF/Year. The estimated water demand of 12.34 AF/Year is below the established threshold for the property. Therefore, the projected water use for this project should not have a significant impact on static water levels of neighboring wells. No further analysis is necessary.
- Access drive shall be a minimum of 18 feet wide with 2 feet of shoulder. Structural section shall be a minimum 5 inches of Class II Aggregate Base plus a double chip seal coat or equivalent. (County Road and Street Standards, Page 9, Par. 12)

KOVES #02105-VAR & #01093-UP 4-17-02

29

- Any parking proposed by the applicant or required by the Planning Commission as a condition of this use permit must have a minimum structural section of 5 inches of Class II Aggregate Base plus a double chip seal coat or equivalent.
- Parking lot details shall conform to the requirements of the latest edition of the Napa County Road and Street Standards.
- Proposed drainage for the development shall be shown on the improvement plans and shall be accomplished to avoid the diversion or concentration of storm water runoff onto adjacent properties. Plan shall also indicate the path and changes in runoff.
- The pre-development and the post-development flow for a 100-year event shall be provided with improvement plans. Improvement plans shall address the attenuation of peak flow due to the additional runoff resulting from this development.
- Any necessary storm drainage improvements shall conform to the latest "Napa County Road and Street Standards.
- The applicant must obtain an encroachment permit for any work performed within the Napa County Right-of-Way.
- Improvements shall be constructed according to plans prepared by a registered civil engineer which will be reviewed and approved by this office. A plan check fee in the amount of 3% of the estimated cost of the proposed construction will be paid to Napa County Public Works prior to approval of these plans.
- Prior to the issuance of any grading or building permit, or the signing of improvement plans, the permittee and County shall survey and document the condition of County roads before construction begins, and then reevaluate conditions at the end of construction. Prior to Occupancy of any buildings or commencement of any use, the permittee shall be responsible for repair of any pavement degraded due to its construction vehicles.

Any changes in use may necessitate additional conditions for approval.

If you have any questions regarding the above items at this time please contact Annamaria Martinez or Larry Bogner of this office.

cc: OWNER
REPRESENTATIVE

Not in packet 2001 #01093-UP Silenus Vintners
APN 034-212-035 "Water for wine processing and
domestic purposes is supplied to the site by existing wells.

PHASE 1 WATER ANALYSIS
KOVES-NEULAN WINERY
AP# 34-212-30, 31 & 25
5225 SOLANO AVENUE, NAPA

INTRODUCTION

Kovess-Newlan Winery has applied for a use permit to allow an addition to an existing winery. Water for wine processing and domestic purposes is supplied to the site by existing wells. No increase in production from the current 72,000 gallons/year is proposed. A lot line adjustment is proposed which will result in the winery being located on a 14.3 acre parcel.

EXISTING AND PROPOSED WATER USE	ACRE FEET OF WATER PER YEAR
1. 10.5 acre vineyard	10.50
2. 72,000 gallon winery	1.84
Total	12.34

ACCEPTABLE WATER USE

- Below average rainfall 1 acre foot x 14.30 acres 14.30 acre ft

Received
OCT 16 2001
Napa County Public Works



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Department of Public Works
1195 Third Street, Suite 201
Napa, CA 94559-3092
www.co.napa.ca.us/publicworks

Main: (707) 253-4351
Fax: (707) 253-4627

Steven E. Lederer
Director

GROUNDWATER MEMORANDUM

DATE: October 10, 2013
TO: Conservation Development and Planning Department
FROM: Annamaria Martinez, Assistant Engineer *AM*
Phone: 707-259-8378
Email: annamaria.martinez@countyofnapa.org

SUBJECT: Ideology Cellars Winery, APN# 034-190-040, P12-00440

The applicant requests to establish a 30,000 gpy winery.

COMMENTS:

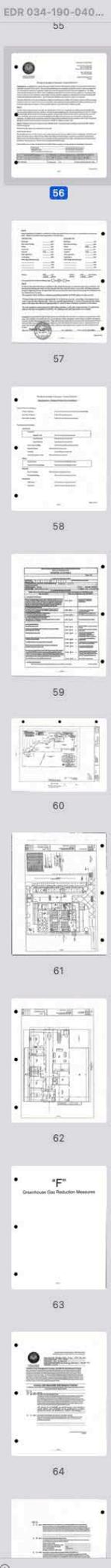
1. The parcels are located in the "Valley Floor" region.
2. The existing use for the parcel is estimated to be 3.65 acre-feet per year.

RECOMMENDED CONDITIONS:

1. We have reviewed the phase one, water availability analysis for the proposed project. The 10.09 acre parcel is located in the valley floor area with an extraction threshold of 1.0 AF/Acre, resulting in a total parcel threshold of 10.09 AF/Year. The estimated water demand of 4.89 AF/Year is below established threshold for the property.

Based on the information provided, the projected groundwater usage for all of the project parcels should not have a significant impact on static water levels of neighboring wells.

No further analysis is necessary.



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Department of Public Works

1195 Third Street, Suite 201
Napa, CA 94559-3092
www.co.napa.ca.us/publicworks

Mail: (707) 253-4351
Fax: (707) 253-4627

Donald G. Ridenhour, P.E.
Director

WATER AVAILABILITY ANALYSIS - PHASE ONE STUDY

Introduction: As an applicant for a permit with Napa County, it has been determined that Chapter 13.15 of the Napa County Code is applicable to approval of your permit. One step of the permit process is to adequately evaluate the amount of water your project will use and the potential impact your application might have on the static groundwater levels within your neighborhood. The public works department requires that a Phase 1 Water Availability Analysis (WAA) be included with your application. The purpose of this form is to assist you in the preparation of this analysis. You may present the analysis in an alternative form so long as it substantially includes the information required below. Please include any calculations you may have to support your estimates.

The reason for the WAA is for you, the applicant, to inform us, to the best of your ability, what changes in water use will occur on your property as a result of an approval of your permit application. By examining the attached guidelines and filling in the blanks, you will provide the information we require to evaluate potential impacts to static water levels of neighboring wells.

Step #1:

Provide a map and site plan of your parcel(s). The map should be an 8-1/2"x11" reproduction of a USGS quad sheet (1:24,000 scale) with your parcel outlined on the map. Include on the map the nearest neighboring well. The site plan should be an 8-1/2"x11" site plan of your parcel(s) with the locations of all structures, gardens, vineyards, etc. in which well water will be used. If more than one water source is available, indicate the interconnecting piping from the subject well to the areas of use. Attach these two sheets to your application. If multiple parcels are involved, clearly show the parcels from which the fair share calculation will be based and properly identify the assessor's parcel numbers for these parcels. Identify all existing or proposed wells.

Step #2: Determine total parcel acreage and water allotment factor. If your project spans multiple parcels, please fill a separate form for each parcel.

Determine the allowable water allotment for your parcels:

Parcel Location Factors

The allowable allotment of water is based on the location of your parcel. There are 3 different location classifications. Valley floor areas include all locations that are within the Napa Valley, Pope Valley and Carneros Region, except for areas specified as groundwater deficient areas. Groundwater deficient areas are areas that have been determined by the public works department as having a history of problems with groundwater. All other areas are classified as Mountain Areas.

Please underline your location classification below (Public Works can assist you in determining your classification if necessary):

Valley Floor	1.0 acre feet per acre per year
Mountain Areas	0.5 acre feet per acre per year
MST Groundwater Deficient Area	0.3 acre feet per acre per year

Assessor's Parcel Number(s)	Parcel Size (A)	Parcel Location Factor (B)	Allowable Water Allotment (A) X (B)
134-190-040	10.09 acres	1.0	10.09 ac-ft per acre per year

Page 19 of 25

Step #3:

Using the guidelines in Attachment A, tabulate the existing and projected future water usage on the parcel(s) in acre-feet per year (af/yr). Transfer the information from the guidelines to the table below.

EXISTING USE:		PROPOSED USE:	
Residential	_____ af/yr	Residential	_____ af/yr
Farm Labor Dwelling	_____ af/yr	Farm Labor Dwelling	_____ af/yr
Winery	_____ af/yr	Winery	0.80 af/yr
Commercial	_____ af/yr	Commercial	_____ af/yr
Vineyard*	3.65 af/yr	Vineyard*	3.30 af/yr
Other Agriculture	_____ af/yr	Other Agriculture	_____ af/yr
Landscaping	_____ af/yr	Landscaping	_____ af/yr
Other Usage (List Separately):	_____ af/yr	Other Usage (List Separately):	_____ af/yr
_____	_____ af/yr	_____	_____ af/yr
_____	_____ af/yr	_____	_____ af/yr

TOTAL: 3.65 af/yr TOTAL: 4.10 af/yr
 1.19 M gallons* TOTAL: 1.34 M gallons*

Is the proposed use less than the existing usage? Yes No Equal

Step #4:

Provide any other information that may be significant to this analysis. For example, any calculations supporting your estimates, well test information including draw down over time, historical water data, visual observations of water levels, well drilling information, changes in neighboring land uses, the usage of other water sources such as city water or reservoirs, the timing of the development, etc. Use additional sheets if necessary.

The proposed winery will have a maximum permitted production of 30,000 gallons of wine per year.

*Vineyard water use is based on approximately 0.5 ac-ft per acre per year. According to the property owner water is used for drip irrigation only. There are currently approximately 7.3 acres of vineyard and the winery project will require the removal of approximately 0.7 acres of vines to facilitate installation of the winery.

The well completion report prepared by Bill Pulliam indicates a well yield of approximately 110 gallons per minute at the time of completion (7/3/1990). No additional well yield information was available.

Conclusion: Congratulations! Just sign the form and you are done! Public works staff will now compare your projected future water usage with a threshold of use as determined for your parcel(s) size, location, topography, rainfall, soil types, historical water data for your area, and other hydrogeologic information. They will use the above information to evaluate if your proposed project will have a detrimental effect on groundwater levels and/or neighboring well levels. Should that evaluation result in a determination that your project may adversely impact neighboring water levels, a phase two water analysis may be required. You will be advised of such a decision.

Signature: M. M. M. Date: 2/5/2013 Phone: (707) 320-4968



Page 20 of 25

Fishery and Related Issues Background

Fishery

The Napa River is the second largest watershed tributary to the San Francisco Estuary and offers by far the most extensive steelhead habitat resources (Becker *et al.* 2007). Historical estimates of the annual steelhead run in the Napa River vary from a low of about 600 individuals to highs in the range of 6,000-8000 (Anderson 1969; USFWS 1968). Run sizes are extremely difficult to measure or estimate, and vary considerably inter-annually. Nevertheless, a few hundred steelhead are believed to spawn in the Napa system during an "average" year.

The decline of steelhead abundance in the Napa River system was studied in a limiting factors analysis (LFA), which found that temperature and lack of dry season flow "appear to severely limit juvenile steelhead growth during summer months." The study also identified fish passage barriers and relatively low amounts of large woody debris as decreasing both habitat availability

and habitat quality in tributaries to the Napa River. In the mainstem Napa, "pervasive channel incision and habitat simplification have greatly reduced the quantity of habitat for...early juvenile rearing (riffle margins, side channels and sloughs)..." (Stillwater 2002, p. vii). While various efforts are underway to remove or modify passage barriers, and to directly enhance instream habitat, fewer projects affecting dry season flow have been implemented, leading to the current study.¹

In previous analyses, we and other investigators identified the portions of the Napa River system with the most extensive aquatic habitat resources. In decreasing order of availability, our study indicated that Dry, Redwood, Carneros, Sulphur, Tulucay, Napa, Ritchie, Milliken and York and Suscol creeks topped the list of most important potential contributors to the Napa River watershed steelhead fishery. Another "anchor" habitat analysis cited Dry Creek as the highest priority habitat in the Napa system, followed by a tier including Carneros, Redwood, Sulphur and Ritchie creeks (Dewberry 2003). A third tier consisted of Jericho, Mill, Dutch Henry and Milliken creeks.²

For this study, we reviewed a conceptual model of the steelhead fishery of the Napa River system with several colleagues familiar with the local geography and habitat resources. This model includes several key features:

- spawning and high-growth rate rearing habitat concentrated in a limited number of Napa River tributaries (cited above)
- opportunities for juvenile fish to move away from drying reaches in late spring and summer to more favorable habitat areas
- habitat refugia in tributary and mainstem reaches allowing for overwintering of age 0+ steelhead (aka, young of the year)

We confirmed that this model is consistent with fish trapping and observation data gathered to date as well as with observed habitat conditions, especially regarding flows.

Related Issues

In the Napa River watershed, as in much of coastal California, the natural hydrologic regime of the streams (even "unimpaired," or without diversions) may pose unforgiving conditions on native aquatic species. The Mediterranean climate typically offers cool, rainy winters with regular high-flow events and warm, dry summers in which base flows in streams gradually diminish. Many creeks reach intermittence during the dry season, sometimes leaving only isolated pools that may be fed by seeps, springs or groundwater contacts (Deitch *et al.* 2009, Deitch and Kondolf 2012).

¹ The LFA recommends: "[Conduct] studies to assess how...water use activities influence stream habitat quantity and quality..." and "...reduce unnecessary or inefficient water use and thus increase summer baseflow..."

² Dewberry (2003) used two years of juvenile steelhead surveys for the prioritization while Becker *et al.* analyzed all available observations.

CEMAR 2013-12-31...

We found that the quality of stage (*i.e.*, water height) data available through the NCFWCWD varied considerably. For some sites, portions of the record showed characteristics of varying peak and base flow water levels in winter and gradual recession to base flow in summer that are characteristic of the regional flow regime (*e.g.*, Figure 6). These patterns suggested the gauge was operating correctly and we described the data quality as “Fair” in Table 2. However, many of the stage values exhibited large fluctuations on a daily scale that we considered unlikely to represent the streams’ water levels. In these instances, where the gauge did not appear to be operating correctly we described the data quality as “Poor” in Table 2. Ultimately, we decided not to use “fair” or “poor” data to characterize streamflow at these sites, as estimates based on inaccurate stage data would be unreliable.⁷

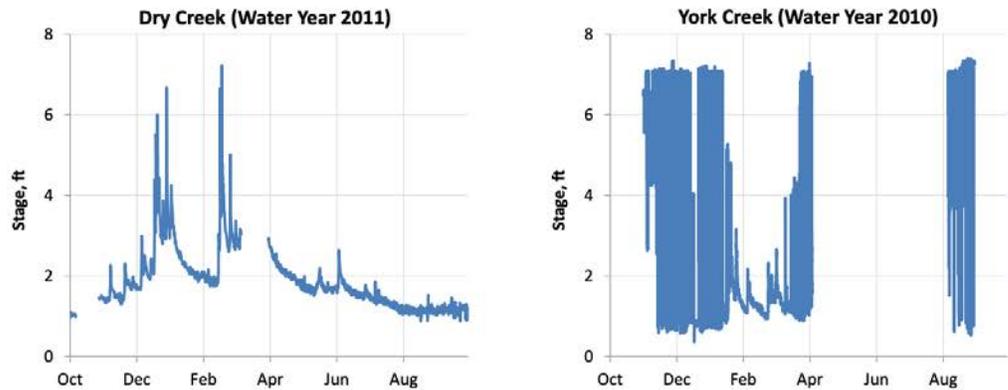


Figure 6. Stage graphs showing fair and poor data from Napa River tributaries.

Human Water Needs

Irrigated agriculture is the most visible form of water use in the Napa watershed, but the many rural residences and wineries in the region also contribute to water need. Domestic needs typically include requirements for landscaping and household use, and wineries use water for barrel and equipment cleaning and for dish washing in tasting rooms. Water needs at locations such as summer camps and parks can include campground showers and park restrooms. The current study focused on potential streamflow enhancement related to agricultural, industrial and rural residential water use, consistent with our ongoing work in other coastal California watersheds. We compiled related datasets (such as winery locations and agricultural fields) from the Napa County GIS Data Catalog, and hand-digitized additional pertinent information (such as building structure locations) using aerial imagery in ArcMap to construct a model of the human development footprint in each watershed (Figure 7). We reviewed all data

⁷ We contacted NCFWCWD staff and shared our observations. The District shared our concerns regarding data reliability and noted that steps are being taken to repair or replace equipment, and to address maintenance, data management, and communications protocols in the future.



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Brian Bordona
Director

MEMORANDUM

To:	All interested parties	From:	Division of Environmental Health
Date:	January 5, 2005 Revised December 6, 2018	Re:	Use Permits and Regulated Water Systems

The purpose of this memo is to provide information regarding requirements for regulated water system permitting. The Division of Environmental Health has a contract with the California State Water Resources Control Board (Water Board) to administer the small water system program. Public water systems are required to be permitted by Water Board or the local delegated agency.

In Napa County, the most commonly proposed small public water systems serve wineries. During the use permit process, the division reviews the number of anticipated visitors, employees and onsite residents and makes a determination if the proposed facility is required to be served by a regulated water system. A public water system is required if the project includes either (1) a combined number of users (visitors, employees, residents) greater than 24 daily for at least 60 days of the year, or (2) the total number of employees and residents is greater than 24 daily for 6 months or more of the year. If either threshold is met, the water system will be regulated. If you have questions on whether the proposed project will be regulated as a public water system, contact this division to discuss with the district inspector. If the project does not meet these thresholds but will have a regulated kitchen used for food service for food and wine pairings or marketing events, a different type of regulated water system is required.

If your project will be regulated as a small public water system, a water system feasibility report will be required as a completeness item at the time a Use Permit application is submitted. This report ensures that the proposed project can satisfy the technical, managerial and financial requirements set forth by the Water Board and must include the information listed on the attached worksheet. There is a possibility that existing wells may not meet the construction requirements for a regulated water system. If the source does not meet the requirements, a new water supply will have to be developed, which must be reflected in the feasibility report. Prior to issuance of a building permit, the new water supply must be developed and full plans for the water system must be submitted and approved by this division. In addition to the local requirements, the Water Board requires a water system to also submit a preliminary technical report demonstrating the water system is viable and ensuring the water system has evaluated whether consolidating with another water system is possible. The County must receive concurrence from the Water Board before any related building permits can be issued. Additional information regarding the preliminary technical report required by the Water Board can be found at:

https://www.waterboards.ca.gov/drinking_water/certlic/drinkingwater/Permits.html

New Community and Non-Community Water Systems Technical, Managerial and Financial Capacity Worksheet

(Use Permit Applications and Water System Feasibility Reports)

1. **Water system name**
2. **Name of person who prepared the report**
3. **Technical Capacity:**
 - ↑ System description-from source to point of use-what is expected (including treatment, etc).
 - ↑ One year projection for water demand and an analysis of the water system to meet the projected demand (project expansion and improvements for a ten year period).
 - ↑ Source adequacy:
 - Groundwater: Does the well have a 50-foot seal with a 3-inch annular space? Is a well log available?
 - Surface water treatment: Can the water system comply with the Surface Water Treatment Rule?
 - ↑ Water supply capacity. Can the water system (including all sources and storage facilities) supply a minimum of three gallons per minute for at least 24 hours for each service connection served?
 - ↑ Provide a characterization of the water quality (or expected water quality if a new source is required), including a comparison with established or proposed drinking water standards and the feasibility of meeting these standards.
 - ↑ An evaluation of the feasibility of consolidation with other (existing) water systems.
4. **Managerial:**
 - ↑ Description of the organization's ability to manage a water system (personnel to be hired and/or job descriptions for water system maintenance responsibilities). For systems that use land that is not owned by the water system, the terms for a long-term agreement for use of the land/facilities must be disclosed.
 - ↑ Document the system's water rights.
5. **Financial:**
 - ↑ Budget projection and description of system's financial capacity (your ability to financially support the operation of a water system).

Questions on this worksheet or the information required should be addressed to the water specialist in the Division of Environmental Health.



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Planning, Building & Environmental Services

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

Hillary Gitelman
Director

MEMORANDUM

To: Ron Gee, Project Planner

From: Kim Withrow, Senior Environmental Health Specialist

Date: January 30, 2013

Re: Ideology Cellars Winery Use Permit, 5151 Solano Avenue
Assessor Parcel # 034-190-040
File # P12-00440

The application requesting approval to establish a 30,000 gallon per year winery including constructing a new building, crush pad, and dwelling among other items detailed in application materials received January 24 has been reviewed. The application is considered **INCOMPLETE** at this time. The applicant must submit the following information so we may continue our review:

1. A septic feasibility report must be submitted detailing the type and location of waste water treatment system proposed for the winery and dwelling. A site evaluation will have to be done to determine if the area proposed for waste water treatment and disposal is acceptable. Additionally, the septic system location shown on the plan is within the 100 year floodplain so approval must be obtained from the Engineering Division before the plan will be approved by this Division.

May only have 1 well that serves neighboring parcel

It appears the property has existing wells however the locations were not included on the site plan. The applicant must specify the source of water for the winery and show the location of the existing wells on the site plan.

3. With the addition of the dwelling on the parcel, it seems the total number of water users (combined employees, visitors and residents) proposed exceeds 25 daily. If that is the case, the water supply and related components serving this facility will have to comply with the California Safe Drinking Water Act and Related Laws. If the existing water sources will not meet the construction requirements for a regulated water system, a new well (source) may have to be constructed and developed. A water system feasibility report as outlined in the enclosed handout must be prepared and submitted.

Planning Division
(707) 253-4417

Building Division
(707) 253-4417

Engineering & Conservation
(707) 253-4417

Environmental Health
(707) 253-4471

Parks & Open Space
(707) 259-5933

WAC-A&B.Ex12

P13-00435
SUB- P13-00435
34-190-040

November 28, 2013

Re:

Use Permit Application # P12-00440-UP
Project Status Report (Pursuant to Government Code 65920)
Ideology Cellars Winery, 5151 Solano Avenue, Napa, CA 94558
Assessor's Parcel Number 034-190-040

Dear Mr. Ronald Gee,

Thank you for all your assistance with this permit.

After rethinking a few details with this project we would like to request a Very Minor Modification to the permit that we believe makes it a better project.

We would like to make the following changes.

1. Move the area for the project on our property south. far enough to keep it out of the 100 year flood zone.
2. Raise the plate height on the second floor residence to 10 feet. This will still not exceed the 35 foot maximum height limit.
3. Add about 3 feet to the north side of the covered crush pad.
4. ~~Add about 3 feet to the south side of the tasting room and offices.~~

5. Remove Single family^{Res} From Winery

~~These changes not to exceed the maximums allowed for "small wineries" by definition.~~

I am including before and after plans that include a chart with the revised numbers for your review. Please let me know if this is everything you need.

Thank you,



Bob Williamson

WAC-A&B.Ex13



6



7



8



9



10



11



12



13



14



23. The following findings must be made in order TO APPROVE THE USE PERMIT:

a. Commission has the power to issue a Use Permit under the Zoning Regulations in effect as

Section 18.124.010 of the Napa County Code provides that the Commission may grant a use permit. The project is located with the Agricultural Preserve (AP) Zoning District, which allow issuance of a use permit upon grant of a use permit (§18.16.030).

b. The procedural requirements for a Use Permit set forth in Title 18 of the Napa County Code (zoning regulations) have been met.

The use permit application has filed and noticed. Public hearing requirements have been met. The hearing notice and intent to adopt a Mitigated Negative Declaration was posted on March 26, 2002 and copies were forwarded to 33 property owners on the mailing list. The written comment period is September 21, 2001 to March 29, 2002.

c. The proposed use is consistent with the policies and standards of the Napa County General Plan. The proposal is in conformance with General Plan designation of Agricultural Resource.

The goals established by the County General Plan are to plan for agriculture and related activities as the primary land use in Napa County and to concentrate urban uses in the County's existing cities and urban areas. The County will enact and enforce regulations that will retain agriculture as a major source of income and employment in Napa County. The Winery Definition Ordinance (WDO) was established to protect agriculture and open space and to regulate winery development and expansion in a manner that avoid potential negative environmental effects.

Agricultural policy 3.11 of the County General Plan recognizes wineries, and any use clearly accessory to the winery, as agriculture. The Land use Standards of the General Plan (Subsection 3(F)(8)) list the processing of agricultural products as one of the general uses recognized by the AR land use designation. The proposed project provides for the continuation of agriculture as the predominant land and is consistent with the general plan.

Agricultural Policy 3.13 regarding winery location and design states that "wineries and related activities will, where practical, be located on sites on prime soils areas, and should be designed to convey the attractiveness associated with existing Napa Valley Wineries.

d. The proposed use complies with applicable provision of the Napa County Code and with Agricultural Preserve (AP) District Zoning specified for the property.

The zoning district regulations established by the WDO are interpreted to achieve the General Plan goal to protect agriculture and open space as the primary land use in Napa County, and are intended to regulate winery development and expansion in a manner that avoid potential negative environmental effects.

The AP zoning district permits wineries (§18.16.030(F)) upon grant of a use permit, including the crushing of grapes outside or within a structure, fermentation, barrel aging, processing and storage of wine in bulk, bottling and storage of bottled wine, shipping, retail sale of wine fermented and bottled at the winery, and conducting winery marketing events.

The proposed winery addition is partly within the required minimum 300-foot setback from Solano Avenue, Darms Lane and the private accesses to APN 034-212-029 and APN 034-212-025. The existing 7,200 square foot winery building to which the addition is being attached is within the same setbacks. The existing winery building was approved under variance (V-90-8) and use permit (U-90-13), on November 21, 1990. The approval of the Variance Request #02105-VAR resolves the winery setback requirement.

The winery is located on a parcel having more than 14 acres of area, which is greater than the required minimum ten acres (§18.104.240(B)).

In total, the proposed winery will have a Total Coverage (Impervious) area of approximately 49,800 sq. ft. (1.14 acre) or approximately 7.9% of the existing parcel. The County Code (§18.104.220) limits the coverage of new or expanded wineries to twenty-five percent or fifteen acres, whichever is less.

The marketing of wine as defined by the WDO are activities that are not only necessary to retain agriculture as a major source of income and employment, but will also ensure the continued agricultural viability of Napa Valley vineyards. The proposed marketing activities are consistent with the definition of marketing of wine (§18.08.370) since the marketing activities include private promotional tastings/meals for the wine trade and consumers who have a pre-established relationship with the winery. Marketing activities are permitted within the AP Zoning District as an incidental, related and subordinate activity to the operations of the winery.

e. The grant of the Use Permit, as conditioned, will not adversely affect the public health, safety or welfare of the County of Napa.

The winery will be developed in compliance with County Codes and regulations, and all required septic systems, road and property improvement plans, and building plans will be prepared, reviewed and approved in accordance with County regulations. The applicant has agreed to incorporate mitigation measures into the project to ensure that adverse environmental impacts will be at a level of insignificance.

f. That the proposed use would not require a new water system or improvement causing significant adverse effects, either individually or cumulatively, on the affected groundwater basin in Napa County, unless that use would satisfy any of the other criteria specified for approval or waiver of a groundwater permit under section 13.15.070 or 13.15.080 of this code.

The Phase I water study prepared for the project and reviewed by the Department of Public Works showed that the estimated water demand is below the established threshold for the property, and, therefore, the projected water use for this project is not expected to have a significant effect on the static water levels of neighboring wells or the groundwater table.



State of California – Natural Resources Agency
DEPARTMENT OF FISH AND WILDLIFE
Bay Delta Region
2825 Cordelia Road, Suite 100
Fairfield, CA 94534
(707) 428-2002
www.wildlife.ca.gov

GAVIN NEWSOM, Governor
CHARLTON H. BONHAM, Director



September 8, 2025

Matt Ringel, Planner III
Napa County
1195 Third Street
Napa, CA 94559
Matthew.Ringel@countyofnapa.org

Subject: Arrow and Branch Winery, Use Permit Major Modification (P23-00057-MOD),
Initial Study/Mitigated Negative Declaration, SCH No. 2025080635,
Napa County

Dear Mr. Ringel:

The California Department of Fish and Wildlife (CDFW) received an Initial Study/Mitigated Negative Declaration (IS/MND) from Napa County (County) for the Arrow and Branch Winery, Use Permit Major Modification (P23-00057-MOD) (Project) pursuant the California Environmental Quality Act (CEQA) and CEQA Guidelines.

CDFW is submitting comments on the IS/MND to inform the County, as the Lead Agency, of potentially significant impacts to biological resources associated with the Project.

CDFW ROLE

CDFW is a **Trustee Agency** with responsibility under CEQA pursuant to CEQA Guidelines section 15386 for commenting on projects that could impact fish, plant, and wildlife resources. CDFW is also considered a **Responsible Agency** if a project would require discretionary approval, such as permits issued under the California Endangered Species Act (CESA), the Lake or Streambed Alteration (LSA) Program, or other provisions of the Fish and Game Code that afford protection to the state’s fish and wildlife trust resources.

PROJECT DESCRIPTION SUMMARY

Proponent: Steven Contursi, Property Owner

Objective: The Project would entail further development of an existing winery facility with modifications to an existing Use Permit, including:

- A. Increase annual production capacity from 30,000 gallons per year to 45,000 gallons per year;

WAC-A&B.Ex15

Matt Ringel
Napa County
September 8, 2025
Page 2

- B. Expansion of an existing winery building by adding approximately 3,529 square feet of additional production space and conversion of approximately 1,721 square feet of space for accessory uses to production space, totaling 13,797 square feet of production space, and construction of approximately 4,308 square feet for additional accessory uses, totaling 4,687 square feet for accessory uses;
- C. Excavation of approximately 1,500 cubic yards of spoils associated with the construction of proposed structural pads and exterior improvements;
- D. Relocation of on-site parking (no change in number of parking spaces);
- E. On-site domestic and process wastewater treatment systems, including the installation of an approximately 81,000-gallon process water storage tank; and
- F. Landscaping, and other improvements associated with wineries.

Location: The 10.09-acre project site is located on Assessor's Parcel Number 034-190-040-000; at approximately 38.36273°N, -122.34122°W; 5215 Solano Avenue, in the City of Napa, CA 94558; County of Napa.

REGULATORY REQUIREMENTS

Lake and Streambed Alteration

An LSA Notification, pursuant to Fish and Game Code section 1600 et. seq. is required for Project activities affecting lakes or streams and associated riparian habitat. Notification is required for any activity that will substantially divert or obstruct the natural flow; change or use material from the bed, channel, or bank including associated riparian or wetland resources; or deposit or dispose of material where it may pass into a river, lake or stream. **The Project has the potential to impact Dry Creek, therefore an LSA Notification may be required as further described below.** Work within streams and riparian areas are subject to LSA notification requirements. CDFW, as a Responsible Agency under CEQA, would consider the CEQA document for the Project and may issue an LSA Agreement. CDFW may not execute the final LSA Agreement until it has complied with CEQA as a Responsible Agency.

COMMENTS AND RECOMMENDATIONS

CDFW offers the comments and recommendations below to assist the County in adequately identifying and/or mitigating the Project's significant, or potentially significant, direct and indirect impacts on fish and wildlife (biological) resources. Based on the Project's avoidance of significant impacts on biological resources with implementation of mitigation measures, including those CDFW recommends below and

Matt Ringel
Napa County
September 8, 2025
Page 3

included in **Attachment 1** Draft Mitigation Monitoring and Reporting Program, CDFW concludes that an MND is appropriate for the Project.

Mitigation Measure Related Impact Shortcoming

Would the Project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by CDFW or U.S. Fish and Wildlife Service?

COMMENT 1: Stream Alteration

Issue: The IS/MND Mitigation Measure BIO-5, Riparian Protection, indicates that the Project would avoid impacts to stream and riparian habitat, however it also includes the following statement:

“All construction and related traffic shall remain outside of the protective fencing to the maximum extent practicable [emphasis added] to ensure that the stream, buffer zones, and associated woodland habitat remains undisturbed.”

Including “to the maximum extent practicable” in the mitigation measure provides the option for the Project to impact stream and riparian habitat, which could result in significant impacts to Dry Creek.

Recommended Mitigation Measure: To comply with Fish and Game Code section 1600 et seq. and reduce impacts to riparian habitat to less-than-significant, CDFW recommends that MM BIO-5 remove the “to the maximum extent practicable” language. Alternatively, add the following requirement to MM BIO-5.

If impacts to the bed, bank, channel, or riparian area of any stream cannot be completely avoided, the Project shall notify CDFW for Project impacts to the stream. More information for the notification process is available at <https://wildlife.ca.gov/Conservation/Environmental-Review/LSA>. The Project shall comply with all measures of the Streambed Alteration Agreement (SAA), if issued, and shall not commence activities with potential to impact the stream until the SAA process has been completed. Restoration to mitigate impacts to the stream shall include a qualified biologist preparing and implementing a restoration plan including, but not limited to success criteria, a minimum of five years of monitoring and maintenance, and achieving success criteria, unless otherwise approved in writing by CDFW.

Please be advised that a SAA, if issued for the Project, would likely include the above recommended mitigation measures, as applicable, and may include additional measures to protect fish and wildlife resources.

Matt Ringel
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September 8, 2025
Page 4

ENVIRONMENTAL DATA

CEQA requires that information developed in environmental impact reports and negative declarations be incorporated into a database which may be used to make subsequent or supplemental environmental determinations. (Pub. Resources Code, § 21003, subd. (e).) Accordingly, please report any special-status species and natural communities detected during Project surveys to California Natural Diversity Database (CNDDDB). The CNDDDB field survey form can be filled out and submitted online at the following link: <https://wildlife.ca.gov/Data/CNDDDB/Submitting-Data>. The types of information reported to CNDDDB can be found at the following link: <https://www.wildlife.ca.gov/Data/CNDDDB/Plants-and-Animals>.

ENVIRONMENTAL DOCUMENT FILING FEES

The Project, as proposed, would have an impact on fish and/or wildlife, and assessment of environmental document filing fees is necessary. Fees are payable upon filing of the Notice of Determination by the Lead Agency and serve to help defray the cost of environmental review by CDFW. Payment of the environmental document filing fee is required in order for the underlying project approval to be operative, vested, and final. (Cal. Code Regs, tit. 14, § 753.5; Fish & G. Code, § 711.4; Pub. Resources Code, § 21089.)

CONCLUSION

CDFW appreciates the opportunity to comment on the IS/MND to assist the County in identifying and mitigating Project impacts on biological resources.

Questions regarding this letter or further coordination should be directed to Nicholas Magnuson, Environmental Scientist, at (707) 815-4166 or Nicholas.Magnuson@wildlife.ca.gov; or Melanie Day, Senior Environmental Scientist (Supervisory), at (707) 210-4415 or Melanie.Day@wildlife.ca.gov.

Sincerely,

DocuSigned by:
Erin Chappell
B77E9A6211EF486...
Erin Chappell
Regional Manager
Bay Delta Region

Attachment 1: Draft Mitigation Monitoring and Reporting Program

ec: Office of Land Use and Climate Innovation (SCH No. 2025080635)

Matt Ringel
 Napa County
 September 8, 2025
 Page 5

ATTACHMENT 1

Draft Mitigation Monitoring and Reporting Program (MMRP)

CDFW provides the following language to be incorporated into the MMRP for the Project.

Biological Resources (BIO)			
Mitigation Measure (MM)	Description	Timing	Responsible Party
BIO-5	<p>Remove the “to the maximum extent practicable” language. Alternatively, add the following requirement to MM BIO-5.</p> <p>If impacts to the bed, bank, channel, or riparian area of the stream cannot be completely avoided, the Project shall notify CDFW for Project impacts to the stream. More information for the notification process is available at https://wildlife.ca.gov/Conservation/Environmental-Review/LSA. The Project shall comply with all measures of the SAA, if issued, and shall not commence activities with potential to impact the stream until the SAA process has been completed.</p> <p>Restoration to mitigate impacts to the stream shall include a qualified biologist preparing and implementing a restoration plan including, but not limited to success criteria, a minimum of five years of monitoring and maintenance, and achieving success criteria, unless otherwise approved in writing by CDFW.</p>	<p>Prior to Ground Disturbance</p>	<p>Project Applicant</p>

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File #: 25-1606 Version: 1
 Type: Public Hearing Status: Agenda Ready
 File created: 8/29/2025 In control: [Planning Commission](#)
 On agenda: 9/17/2025 Final action:

Title: STEVEN CONTURSI / ARROW AND BRANCH WINERY / USE PERMIT MAJOR MODIFICATION P23-00057-MOD CEQA Status: Consideration and possible adoption of a Mitigated Negative Declaration. According to the proposed Mitigated Negative Declaration, the proposed project would not have any potentially significant environmental impacts after implementation of mitigation measures. Mitigation measures are proposed for the following areas: Biological and Noise Resources. The project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. Request: Approval of a Use Permit Major Modification to include the following: an increase wine production from 30,000 gallons per year to 45,000 gallons per year, increase employment, increase daily tours and tasting by appointment only, increase marketing events, expansion of an existing winery building to create additional production and accessory space, construction of a covered terrace with outdoor tasti...

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Attachments: [1. Attachment A - Initial Study/Mitigated Negative Declaration and MMRP](#), [2. Attachment B - Recommended Findings](#), [3. Attachment C - Recommended Conditions of Approval](#), [4. Attachment D - 45000g Winery Comparison Table](#), [5. Attachment E - Application and Project Narratives](#), [6. Attachment F - Water Availability Analysis Tier I & III](#), [7. Attachment G - Biological Reports](#), [8. Attachment H - Environmental Noise Assessment](#), [9. Attachment I - Onsite Wastewater Disposal Feasibility Study](#), [10. Attachment J - Transient Non-Community Water System Information](#), [11. Attachment K - Stormwater Control Plan](#), [12. Attachment L - Graphics](#)

History (0) Text

TO: Napa County Planning Commission
 FROM: Brian D. Bordona, Director Planning, Building and Environmental Services
 REPORT BY: Matt Ringel, Planner III
 SUBJECT: Arrow and Branch Winery Use Permit Major Modification (P23-00057-MOD)

CEQA Arrow & Branch...



1



2



3



CDFW offers the comments and recommendations below to assist the County in adequately identifying and/or mitigating the Project's significant, or potentially significant, direct and indirect impacts on fish and wildlife (biological) resources. Based on the Project's avoidance of significant impacts on biological resources with implementation of mitigation measures, including those CDFW recommends below and

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Matt Ringel
 Napa County
 September 8, 2025
 Page 3

included in **Attachment 1** Draft Mitigation Monitoring and Reporting Program, CDFW concludes that an MND is appropriate for the Project.

Mitigation Measure Related Impact Shortcoming

Would the Project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by CDFW or U.S. Fish and Wildlife Service?

COMMENT 1: Stream Alteration

Issue: The IS/MND Mitigation Measure BIO-5, Riparian Protection, indicates that the Project would avoid impacts to stream and riparian habitat, however it also includes the following statement:

"All construction and related traffic shall remain outside of the protective fencing to the maximum extent practicable [emphasis added] to ensure that the stream, buffer zones, and associated woodland habitat remains undisturbed."

Including "to the maximum extent practicable" in the mitigation measure provides the option for the Project to impact stream and riparian habitat, which could result in significant impacts to Dry Creek.

Recommended Mitigation Measure: To comply with Fish and Game Code section 1600 et seq. and reduce impacts to riparian habitat to less-than-significant, CDFW recommends that MM BIO-5 remove the *"to the maximum extent practicable"* language. Alternatively, add the following requirement to MM BIO-5.

If impacts to the bed, bank, channel, or riparian area of any stream cannot be completely avoided, the Project shall notify CDFW for Project impacts to the stream. More information for the notification process is available at <https://wildlife.ca.gov/Conservation/Environmental-Review/LSA>. The Project shall comply with all measures of the Streambed Alteration Agreement (SAA), if issued, and shall not commence activities with potential to impact the stream until the SAA process has been completed. Restoration to mitigate impacts to the stream shall include a qualified biologist preparing and implementing a restoration plan including, but not limited to success criteria, a minimum of five years of monitoring and maintenance, and achieving success criteria, unless otherwise approved in writing by CDFW.

Please be advised that a SAA, if issued for the Project, would likely include the above recommended mitigation measures, as applicable, and may include additional measures to protect fish and wildlife resources.

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Arrow and Branch Winery, Use Permit Major Modification (P23-00057-MOD)

Lead Agency: <u>Napa County</u>	Contact Person: <u>Matt Ringel</u>
Mailing Address: <u>1195 Third Street Suite 210</u>	Phone: <u>(707) 299-1351</u>
City: <u>Napa</u> Zip: <u>94559</u>	County: <u>Napa County</u>

Project Location: County: Napa City/Nearest Community: City of Napa
 Cross Streets: Solano Avenue and Darms Lane Zip Code: 94558
 Longitude/Latitude (degrees, minutes and seconds): 38 ° 21 ' 43.831 " N / 122 ° 20 ' 30.153 " W Total Acres: 10.09
 Assessor's Parcel No.: 034-190-040-000 Section: 18 Twp.: 06N Range: 04W Base: MDM
 Within 2 Miles: State Hwy #: St. Hwy. 29 Waterways: Dry Creek and Napa River
 Airports: N/A Railways: N/A Schools: Unidos Middle School

Document Type:

CEQA: <input type="checkbox"/> NOP	<input type="checkbox"/> Draft EIR	NEPA: <input type="checkbox"/> NOI	Other: <input type="checkbox"/> Joint Document
<input type="checkbox"/> Early Cons	<input type="checkbox"/> Supplement/Subsequent EIR	<input type="checkbox"/> EA	<input type="checkbox"/> Final Document
<input type="checkbox"/> Neg Dec	(Prior SCH No.) _____	<input type="checkbox"/> Draft EIS	<input type="checkbox"/> Other: _____
<input checked="" type="checkbox"/> Mit Neg Dec	Other: _____	<input type="checkbox"/> FONSI	

Local Action Type:

<input type="checkbox"/> General Plan Update	<input type="checkbox"/> Specific Plan	<input type="checkbox"/> Rezone	<input type="checkbox"/> Annexation
<input type="checkbox"/> General Plan Amendment	<input type="checkbox"/> Master Plan	<input type="checkbox"/> Prezone	<input type="checkbox"/> Redevelopment
<input type="checkbox"/> General Plan Element	<input type="checkbox"/> Planned Unit Development	<input checked="" type="checkbox"/> Use Permit	<input type="checkbox"/> Coastal Permit
<input type="checkbox"/> Community Plan	<input type="checkbox"/> Site Plan	<input type="checkbox"/> Land Division (Subdivision, etc.)	<input type="checkbox"/> Other: _____

Development Type:

<input type="checkbox"/> Residential: Units _____ Acres _____ <input type="checkbox"/> Office: Sq.ft. _____ Acres _____ Employees _____ <input checked="" type="checkbox"/> Commercial: Sq.ft. <u>7,837</u> Acres <u>2</u> Employees <u>1</u> <input type="checkbox"/> Industrial: Sq.ft. _____ Acres _____ Employees _____ <input type="checkbox"/> Educational: _____ <input type="checkbox"/> Recreational: _____ <input type="checkbox"/> Water Facilities: Type _____ MGD _____	<input type="checkbox"/> Transportation: Type _____ <input type="checkbox"/> Mining: Mineral _____ <input type="checkbox"/> Power: Type _____ MW _____ <input type="checkbox"/> Waste Treatment: Type _____ MGD _____ <input type="checkbox"/> Hazardous Waste: Type _____ <input type="checkbox"/> Other: _____
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Project Issues Discussed in Document:

<input checked="" type="checkbox"/> Aesthetic/Visual	<input type="checkbox"/> Fiscal	<input checked="" type="checkbox"/> Recreation/Parks	<input checked="" type="checkbox"/> Vegetation
<input checked="" type="checkbox"/> Agricultural Land	<input checked="" type="checkbox"/> Flood Plain/Flooding	<input checked="" type="checkbox"/> Schools/Universities	<input checked="" type="checkbox"/> Water Quality
<input checked="" type="checkbox"/> Air Quality	<input checked="" type="checkbox"/> Forest Land/Fire Hazard	<input checked="" type="checkbox"/> Septic Systems	<input checked="" type="checkbox"/> Water Supply/Groundwater
<input checked="" type="checkbox"/> Archeological/Historical	<input checked="" type="checkbox"/> Geologic/Seismic	<input type="checkbox"/> Sewer Capacity	<input checked="" type="checkbox"/> Wetland/Riparian
<input checked="" type="checkbox"/> Biological Resources	<input checked="" type="checkbox"/> Minerals	<input checked="" type="checkbox"/> Soil Erosion/Compaction/Grading	<input checked="" type="checkbox"/> Growth Inducement
<input type="checkbox"/> Coastal Zone	<input checked="" type="checkbox"/> Noise	<input checked="" type="checkbox"/> Solid Waste	<input checked="" type="checkbox"/> Land Use
<input checked="" type="checkbox"/> Drainage/Absorption	<input checked="" type="checkbox"/> Population/Housing Balance	<input checked="" type="checkbox"/> Toxic/Hazardous	<input checked="" type="checkbox"/> Cumulative Effects
<input type="checkbox"/> Economic/Jobs	<input checked="" type="checkbox"/> Public Services/Facilities	<input checked="" type="checkbox"/> Traffic/Circulation	<input type="checkbox"/> Other: _____

Present Land Use/Zoning/General Plan Designation:

Zoning: Agricultural Preserve (AP) District / General Plan Designation: Agricultural Resource (AR) Designation

Project Description: (please use a separate page if necessary)

Approval of a Use Permit Major Modification to include the following: an increase in annual wine production from 30,000 gallons per year to 45,000 gallons per year, increase employment, increase daily tours and tasting by appointment only, increase marketing events, expansion of an existing winery building to create additional production and accessory space, construction of a covered terrace with outdoor tasting, construction of a balcony, installation of an approximately 81,000 gallon process water storage tank, and reconfigure existing parking.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

- | | |
|---|--|
| <input checked="" type="checkbox"/> Air Resources Board | <input checked="" type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management Agency | <input type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input checked="" type="checkbox"/> Caltrans District # 4 | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB # 2 |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input checked="" type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input checked="" type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input checked="" type="checkbox"/> SWRCB: Water Rights |
| <input checked="" type="checkbox"/> Fish & Game Region # 3 | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input checked="" type="checkbox"/> Toxic Substances Control, Department of |
| <input checked="" type="checkbox"/> Forestry and Fire Protection, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | |
| <input type="checkbox"/> Health Services, Department of | <input checked="" type="checkbox"/> Other: <u>Army Corps of Engineers</u> |
| <input type="checkbox"/> Housing & Community Development | <input type="checkbox"/> Other: _____ |
| <input checked="" type="checkbox"/> Native American Heritage Commission | |

Local Public Review Period (to be filled in by lead agency)

Starting Date 8/14/25 Ending Date 9/13/25

Lead Agency (Complete if applicable):

Consulting Firm: <u>Plans4Wine</u>	Applicant: _____
Address: <u>2620 Pinot Way</u>	Address: _____
City/State/Zip: <u>St. Helena</u>	City/State/Zip: _____
Contact: <u>Donna Oldford</u>	Phone: _____
Phone: <u>(707) 204-5794</u>	

Signature of Lead Agency Representative: Matthew Ringel Digitally signed by Matthew Ringel
Date: 2025.06.09 10:22:11 -0700' Date: 8/12/25

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: Arrow and Branch Winery, Use Permit Major Modification (P23-00057-MOD)

Lead Agency: Napa County

Contact Name: Matt Ringel

Email: Matthew.ringel@countyofnapa.org Phone Number: (707) 299-1351

Project Location: APN: 034-190-040-000 Napa County
City *County*

Project Description (Proposed actions, location, and/or consequences).

Approval of a Use Permit Major Modification to include the following: an increase in annual wine production from 30,000 gallons per year to 45,000 gallons per year, increase employment, increase daily tours and tasting by appointment only, increase marketing events, expansion of an existing winery building to create additional production and accessory space, construction of a covered terrace with outdoor tasting, construction of a balcony, installation of an approximately 81,000 gallon process water storage tank, and reconfigure existing parking.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Please see Mitigation Monitoring and Reporting program Document as well as other associated project submittal attachments.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

None. Please see documents attached to submittal package.

Provide a list of the responsible or trustee agencies for the project.

California Department of Fish and Wildlife



A Tradition of Stewardship
A Commitment to Service

PUBLIC NOTICE

NOTICE OF PLANNING COMMISSION HEARING & INTENT TO ADOPT MITIGATED NEGATIVE DECLARATION

On Wednesday morning, the 17th day of September, 2025 at 9:00 a.m. at 1195 Third Street, Suite 305, Napa, California, a public hearing will be conducted by the Napa County Planning Commission regarding the project identified below. All interested persons are invited to attend the hearing and be heard.

Arrow and Branch Winery - Use Permit Major Modification (P23-00057-MOD)

Location: 5215 Solano Ave, Napa – Accessor’s Parcel Number: 034-190-040-000, ±10.09-acre parcel, the project site is approximately 0.2 miles south of the Solano Avenue and Darms Lane intersection.

Zoning and General Plan Designation: Agricultural Preserve (AP) zoning district and Agricultural Resource (AR) general plan designation.

CEQA STATUS: Consideration and possible adoption of a Mitigated Negative Declaration. According to the proposed Mitigated Negative Declaration, the proposed project would not have any potentially significant environmental impacts after implementation of mitigation measures. Mitigation measures are proposed for the following areas: Biological and Noise Resources. The project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

REQUEST: Approval of a Use Permit Major Modification to include the following: an increase in annual wine production from 30,000 gallons per year to 45,000 gallons per year, increase employment, increase daily tours and tasting by appointment only, increase marketing events, expansion of an existing winery building to create additional production and accessory space, construction of a covered terrace with outdoor tasting, construction of a balcony, installation of an approximately 81,000 gallon process water storage tank, and reconfigure existing parking.

Application materials, including the draft environmental determination, are available on the Department’s Current Projects Explorer at: <https://www.countyofnapa.org/2876/Current-Projects-Explorer> Copies of documents and other information relating to the project described above may be examined between 8:00 AM and 4:00 PM Monday through Friday at the office of the Planning, Building, and Environmental Service Department, Napa County Administration Building, 1195 Third St, Ste 210, Napa, California. For documents that are publicly available on the Current Projects Explorer, there will be a Public Record Copying Fee associated with the physical printing of documents. While drops-in may be accommodated to the extent possible on a case-by-case basis, we strongly encourage you to schedule an appointment for document review.

Written and verbal comments regarding this project and comments regarding the environmental effects of this project and the adequacy of the proposed Mitigated Negative Declaration are solicited. Comments or appointment requests to review documents should be directed to Matt Ringel, Napa County Planning, Building & Environmental Services Department, 1195 Third Street, Suite 210, Napa, California; (707) 299-1351 or matthew.ringel@countyofnapa.org. Comments must be received by Noon on September 16, 2025.

If you challenge the particular proceeding in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to the public hearing.

DATED: August 14, 2025

Brian D. Bordona
Director of Planning, Building, & Environmental Services

Planning

Cover Sheet

APN	034-212-035-000
Permit #	01093
Program	USE
DocType	NOT
Street #	
Street Name	
Year	



POSTED

POSTED: MAR 28 2002 BY: [Signature]

COMPLETED: MAY 16 2002 BY: [Signature]

NAPA COUNTY CLERK

PUBLIC NOTICE

NOTICE OF PLANNING COMMISSION HEARINGS

On Wednesday morning, the 17th day of April, 2002, at 9:00 a.m. in the County Administration Building, 1195 Third Street, Room 305, Top Floor, Napa, California, a public hearing will be conducted by the Conservation, Development and Planning Commission of the County of Napa regarding each of the projects identified below. All interested persons are invited to attend the hearing and be heard.

1. NEWLAN VINEYARDS AND WINERY/ KOVES-NEWLAN, LLC. – VARIANCE REQUEST #02105-VAR

CEQA STATUS: See item #2

REQUEST: Approval of a second variance from the 300 foot winery road setback regulations (Section 18.104.230 (B) of the Count Code) to allow for modifications and additions to an existing winery building that has a previously approved variance within the winery setbacks. The setback request applies to Solano Avenue, Darms Lane and a private road located on a 13.68 acre parcel, west of Solano Avenue approximately 0.8 miles north of Oak Knoll Avenue within the AP (Agricultural Preserve) zoning district. (Assessor's Parcel # 034-212-030) 5225 Solano Avenue, Napa.

2. NEWLAN VINEYARDS AND WINERY/KOVES-NEWLAN, LLC. – USE PERMIT REQUEST #01093-UP

CEQA STATUS: Mitigated Negative Declaration Prepared. According to the Mitigated Negative Declaration, the proposed project would have, if mitigation measures are not included, potentially significant environmental impacts in the following areas: geology, noise, and traffic.

REQUEST: Approval to modify Use Permit #U-90-13 to: (1) construct a 18,400 square foot addition to an existing 7,200 square foot winery building, and remove 2,500 square feet of smaller existing winery buildings, outside wine storage tanks and work areas resulting in a total winery area of 25,600 square feet; (2) increase full-time employees to a total of 8 persons and reduce part-time employees to a total of 6; (3) increase the marketing plan to a total of 18 marketing events per year; (4) add 39 parking spaces for a total of 50 spaces; (5) approve an entry structure and a comprehensive sign plan; and (6) reconfigure three parcels with a lot line adjustment, located on a 13.68 acre parcel west of Solano Avenue approximately 0.8 miles north of Oak Knoll Avenue within an AP (Agricultural Preserve) zoning district. (Assessor's Parcel # 034-212-030) 5225 Solano Avenue, Napa.

3. STAGLIN FAMILY PARTNERS/STAGLIN TRUST ETAL - USE PERMIT MODIFICATION REQUEST #02044-MOD

CEQA STATUS: Negative Declaration Prepared. According to the Negative Declaration, the proposed project would have, if mitigation measures are not included, potentially significant environmental impacts in the following areas: none.

REQUEST: Approval to modify Use Permit #98072-UP to: (1) crush, press and conduct fermentation of red grapes within the previously allocated production capacity of 36,000 gallons; and, (2) conduct bottling of all wine produced at the winery in a permanent bottling facility of 546 square feet within the approved cave, located on a 40.07 acre parcel between Bella Oaks Lane and Manley Lane approximately 5,000 feet southwest of State Highway 29 within an AP (Agricultural Preserve) zoning district. (Assessor's Parcels #27-250-057) 1570 Bella Oaks Lane, Napa.

4. COMPLETE WELDERS/MIKE AND MELISSA KOWALESKI - USE PERMIT REQUEST #02026-UP

CEQA STATUS: Mitigated Negative Declaration Prepared. According to the Mitigated Negative Declaration, the proposed project would have, if mitigation measures are not included, potentially significant environmental impacts in the following areas: housing, traffic and hazardous materials.

REQUEST: Approval of a use permit to construct a 5,000 square foot office/warehouse building consisting of 2,000 square feet of office and 3,000 square feet of warehouse with a fenced outdoor storage yard and eleven parking spaces with driveway access from an existing shared drive fronting Camino Dorado, located on a 0.44 acre site on the northwest side of Camino Dorado approximately 250 feet southwest of North Kelly Road, within the GI:AC (General Industrial: Airport Compatibility Combination) zoning district. (Assessor's Parcel # 057-151-027).

Comments regarding each project or the environmental effects of the projects are solicited and should be presented at the hearing on the project.

Copies of all documents which relate to the above described projects, including the environmental documents and all supporting documents referred to therein, may be examined at, and comments not submitted at the hearing may be sent to the Office of the Conservation, Development and Planning Department, 1195 Third Street, Room 210, Napa, California. Written comments over four (4) pages will require submittal of 27 copies.

Appeals to decisions of the Planning Commission must be filed in writing with the Department within ten (10) working days from the date final action is taken.

If you challenge the particular proceeding in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to the public hearing.

DATED: March 26, 2002

CHARLES WILSON
Director of Conservation, Development and Planning

PUBLISH: Thursday, March 28, 2002 - Napa Valley Register

APN 034 190 032 000
Ucc Vineyard Fund Llc
1776 2Nd St
Napa, CA 94559

APN 034 210 001 000
Napa Valley Wine Train Inc
1275 Mckinstry St
Napa, CA 94559

APN 034 211 005 000
Gonzales Rogelio O;Cristina
PO Box 134
Saint Helena, CA 94574

APN 034 211 006 000
Armstrong Edward;Marilyn E Tr
1042 Darms Ln
Napa, CA 94558

APN 034 211 007 000
Bailey John T;Dona M Tr
260 Mission Dr
Camarillo, CA 93010

APN 034 211 047 000
Montes Sergio;Mary Sandman
1012 Darms Ln
Napa, CA 94558

APN 034 211 048 000
Becker David W;Tina Marie
1036 Darms Ln
Napa, CA 94558

APN 034 211 049 000
Kraemer Ann T
1030 Darms Ln
Napa, CA 94558

APN 034 211 050 000
Mcvicar Patsy A
PO Box 2232
Yountville, CA 94559

APN 034 212 003 000
Venning Karen;Bryant Robert
1120 Pinewood Dr.
Napa, CA 94558

APN 034 212 004 000
Hall Marcia F
PO Box 2737
Yountville, CA 94559

APN 034 212 005 000
Ensele Gail A
1125 Darms Ln
Napa, CA 94558

APN 034 212 006 000
Sawicki Norman J
1123 Darms Ln
Napa, CA 94558

APN 034 212 007 000
Borsetto Antonio;Kathrine L Tr
1115 Darms Ln
Napa, CA 94558

APN 034 212 009 000
Caravantes Ramon;Elaine Clayton Tr
1107 Darms Ln
Napa, CA 94558

APN 034 212 010 000
Patrino Armond;Janet
1109 Darms Ln
Napa, CA 94558

APN 034 212 011 000
Feero Barbara J Tr
1088 Darms Ln
Napa, CA 94558

APN 034 212 012 000
Foskett Michael J;Barbara Bicais Tr
12173 Road 244
Porterville, CA 93257

APN 034 212 013 000
Anglin Robert J;Peggy J
1891 Mulberry St
Yountville, CA 94599

APN 034 212 014 000
Lair Jack;Karen
1057 Darms Ln
Napa, CA 94558

APN 034 212 015 000
Toboni David J;Barbara M Tr
1055 Darms Ln
Napa, CA 94558

APN 034 212 016 000
Hazlet John W;Maribel W
1045 Darms Ln
Napa, CA 94558

APN 034 212 017 000
Young Gertrude R
1043 Darms Ln
Napa, CA 94558

APN 034 212 018 000
La Rondelle James A;Patricia L
1039 Darms Ln
Napa, CA 94558

APN 034 212 022 000
Taddei Jack F;Madeline J Tr
1073 Darms Ln
Napa, CA 94558

APN 034 212 024 000
Darms John W;Barbara J Tr
612 St Marys Rd
Lafayette, CA 94549

APN 034 212 025 000
Koves-Newlan Llc
5229 St Helena Hwy
Napa, CA

APN 034 212 029 000
Koves-Newlan Llc
5225 Solano Ave
Napa, CA 94558

APN 034 212 030 000
Koves-Newlan Llc
5225 Solano Ave
Napa, CA 94558

APN 034 212 031 000
Koves-Newlan Llc
5225 Solano Ave
Napa, CA 94558

APN 036 140 058 000
Trefethen John V;Janet S Tr
PO Box 2460-0245
Napa, CA 94558

APN 036 140 059 000
Trefethen John V;Janet S Tr
PO Box 2460-0245
Napa, CA 94558

APN 036 230 034 000
Baila Cornel J;Margaret H
5268 Saint Helena Hwy
Napa, CA 94558

THOMAS N LIPPE
ONE MARKET PLAZA
STEUART TOWER _ 16th FLOOR
SAN FRANCISCO CA 94105

DICKENSON, PEATMAN & FOGARTY
MARK PHILLIPS

NEWLAN VINEYARDS
#02105-VAR
#01093-UP
CDPC mtg. Of 4-17-02
Date mailed 3-28-02

Mailed out 31
on 3-28-02
By R.E.B.

AFFIDAVIT OF PUBLICATION

NAPA VALLEY REGISTER

NAPA COUNTY PLANNING
1195 THIRD ST 210
NAPA CA 94559

REFERENCE: 101074

435333 #141 CO. PLANNING

STATE OF CALIFORNIA
COUNTY OF NAPA

I AM A CITIZEN OF THE UNITED STATES AND A RESIDENT OF THE COUNTY FORESAID; I AM OVER THE AGE OF EIGHTEEN YEARS, AND NOT A PART TO OR INTERESTED IN THE ABOVE-ENTITLED MATTER. I AM THE PRINCIPAL CLERK OF THE NAPA VALLEY REGISTER, A NEWSPAPER OF GENERAL CIRCULATION, PRINTED AND PUBLISHED DAILY IN THE CITY OF NAPA, COUNTY OF NAPA, AND WHICH NEWSPAPER HAS BEEN ADJUDGED A NEWSPAPER OF GENERAL CIRCULATION BY THE SUPERIOR COURT OF THE COUNTY OF NAPA, STATE OF CALIFORNIA, UNDER THE DATE OF NOVEMBER 16, 1951, CASE NUMBER 12752, THAT I KNOW FROM MY OWN PERSONAL KNOWLEDGE THE NOTICE, OF WHICH THE ANNEXED IS A PRINTED COPY (SET IN TYPE NOT SMALLER THAN NONPAREIL), HAS BEEN PUBLISHED IN EACH REGULAR AND ENTIRE ISSUE OF SAID NEWSPAPER AND NOT IN ANY SUPPLEMENT THEREOF ON THE FOLLOWING DATES, TO WIT:

PUBLISHED ON: 03/28

FILED ON: 03/28/02

I CERTIFY (OR DECLARE) UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT.

DATED AT NAPA COUNTY, CALIFORNIA, THIS 28 DAY OF Mar, 2002

SIGNATURE: Nona Chavez

**PUBLIC NOTICE
NOTICE OF PLANNING
COMMISSION HEARINGS**

On Wednesday morning, the 17th day of April, 2002, at 9:00 a.m. in the County Administration Building, 1195 Third Street, Room 305, Top Floor, Napa, California, a public hearing will be conducted by the Conservation, Development and Planning Commission of the County of Napa regarding each of the projects identified below. All interested persons are invited to attend the hearing and be heard.
1. NEWLAN VINEYARDS AND WINERY/KOVES-NEWLAN, LLC. - VARIANCE REQUEST #02105-VAR
CEQA STATUS: See item #2
REQUEST: Approval of a second variance from the 300 foot winery road setback regulations (Section 18.104.230 (B) of the Count Code), to allow for modifications and additions to an existing winery building that has a previously approved

variance within the winery setbacks. The setback request applies to Solano Avenue, Darms Lane and a private road located on a 13.68 acre parcel, west of Solano Avenue approximately 0.8 miles north of Oak Knoll Avenue within the AP (Agricultural Preserve) zoning district. (Assessor's Parcel # 034-212-030)
2. NEWLAN VINEYARDS AND WINERY/KOVES-NEWLAN, LLC. - USE PERMIT REQUEST #01093-UP
CEQA STATUS: Mitigated Negative Declaration Prepared. According to the Mitigated Negative Declaration, the proposed project would have, if mitigation measures are not included, potentially significant environmental impacts in the following areas: geology, noise, and traffic.
REQUEST: Approval to modify Use Permit #U-90-13 to: (1) construct a 18,400 square foot addition to an existing 7,200 square foot winery building, and remove 2,500 square feet of smaller existing winery buildings, outside wine storage tanks and work areas resulting in a total winery area of 25,600 square feet; (2) increase full-time employees to a total of 8 persons and reduce part-

time employees to a total of 6; (3) increase the marketing plan to a total of 18 marketing events per year; (4) add 39 parking spaces for a total of 50 spaces; (5) approve an entry structure and a comprehensive sign plan; and (6) reconfigure three parcels with a lot line adjustment, located on a 13.68 acre parcel west of Solano Avenue approximately 0.8 miles north of Oak Knoll Avenue within an AP (Agricultural Preserve) zoning district. (Assessor's Parcel # 034-212-030). 5225 Solano Avenue, Napa.
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CEQA STATUS: Negative Declaration Prepared. According to the Negative Declaration, the proposed project would have, if mitigation measures are not included, potentially significant environmental impacts in the following areas: none.
REQUEST: Approval to modify Use Permit #98072-UP to: (1) crush, press and conduct fermentation of red grapes within the previously allocated production capacity of 38,000 gallons; and, (2) conduct bottling of all wine produced at the winery in a permanent bottling facility of

546 square feet within the approved cave, located on a 40.07 acre parcel between Bella Oaks Lane and Manley Lane approximately 5,000 feet southwest of State Highway 29 within an AP (Agricultural Preserve) zoning district. (Assessor's Parcels #27-250-057) 1570 Bella Oaks Lane, Napa.
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CEQA STATUS: Mitigated Negative Declaration Prepared. According to the Mitigated Negative Declaration, the proposed project would have, if mitigation measures are not included, potentially significant environmental impacts in the following areas: housing, traffic and hazardous materials.
REQUEST: Approval of a use permit to construct a 5,000 square foot office/warehouse building consisting of 2,000 square feet of office and 3,000 square feet of warehouse with a fenced outdoor storage yard and eleven parking spaces with driveway access from an existing shared drive fronting Camino Dorado, located on a 0.44 acre site on the north-west side of Camino Dorado

approximately 250 feet southwest of North Kelly Road, within the GI:AC (General Industrial: Airport Compatibility Combination) zoning district. (Assessor's Parcel # 057-151-027).
Comments regarding each project of the environmental effects of the projects are solicited and should be presented at the hearing on the project.
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* Written comments over four (4) pages will require submittal of 27 copies.
* Appeals to decisions of the Planning Commission must be filed in writing with the Department within ten (10) working days from the date final action is taken.
* If you challenge the particular proceeding in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to the public hearing.
DATED: March 26, 2002
CHARLES WILSON
Director of Conservation, Development and Planning
141 3/28

Untitled map

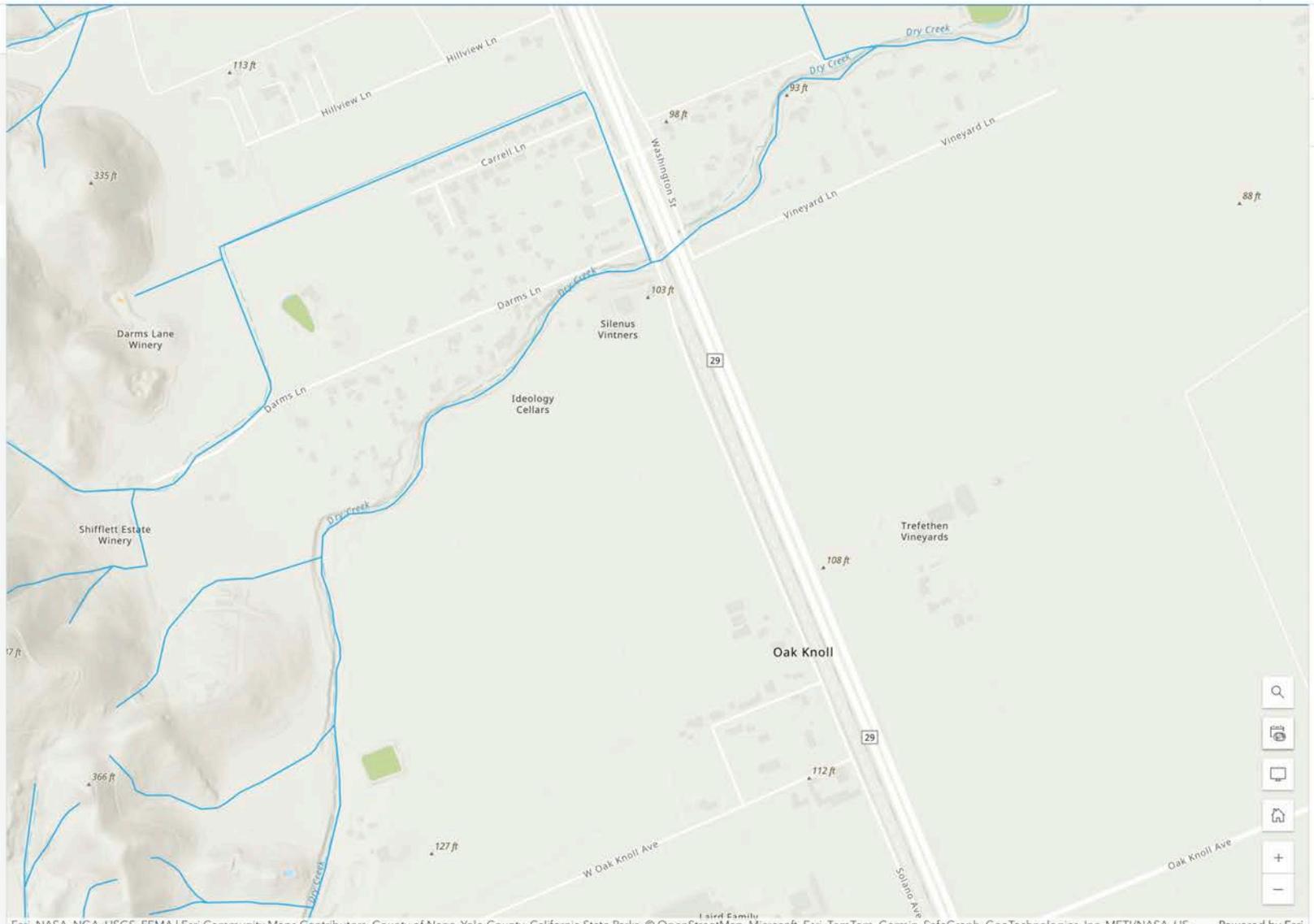
Sign In

Layers

Get started
You can explore maps, add layers, and more without signing in. To save your work, sign in before creating your map.
[Learn more about Map Viewer](#)

California Aquatic Resource Inventory

Add



From: Magnuson, Nicholas@Wildlife <Nicholas.Magnuson@Wildlife.ca.gov>
Sent: Wednesday, March 12, 2025 4:52 PM
To: Morrison, Dana <dana.morrison@countyofnapa.org>
Subject: RE: P22-00309 New Winery Use Permit CDFW commetnes/review - Going out for Public Comment Soon

[External Email - Use Caution]

Items 1 to 3 of your below list sound good.

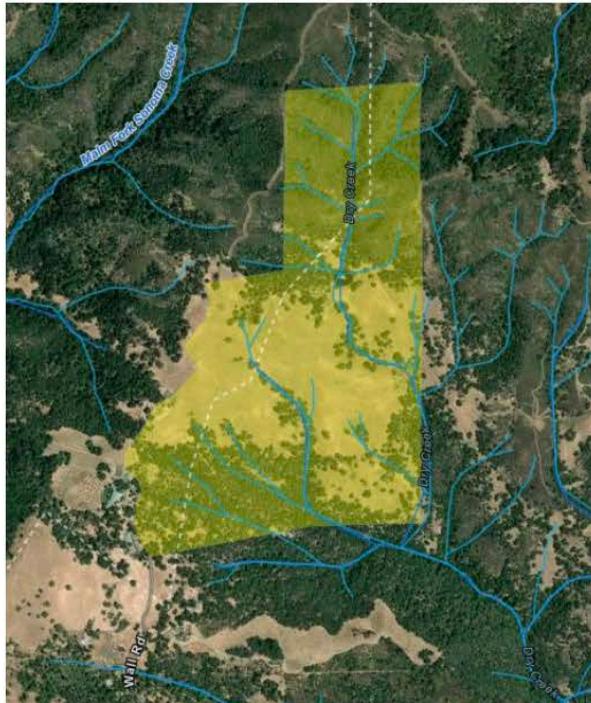
For the "Ensure no indirect impacts to CDFW jurisdiction areas subject to F&GC section 1600 et sec." language, this was just for you to consider. It looks like impacts to the stream(s) would be avoided per page 12, part c, but I always take special care on this in my reviews. I noticed that APN 027-060-020 encompasses several blue line streams per California Aquatic Resources Inventory (see screenshot). If a stream could be potentially impacted by this project, I recommend including the below measure.

Impacts to Streams and Riparian Areas. Prior to the commencement of Project activities, the Project shall conduct a thorough assessment for potential impacts to streams and riparian habitat including but not limited to impacts resulting trail clearing, earth moving, and vegetation removal. If impacts to the bed, bank, channel, or riparian area of the streams cannot be avoided, the Project shall notify CDFW for potential Project impacts to the streams. More information for the Notification process is available at <https://wildlife.ca.gov/Conservation/Environmental-Review/LSA>. The Project shall comply with all measures of the Streambed Alteration Agreement (SAA), if issued, and shall not commence activities with potential to impact the stream until the SAA process has been completed. Impacts to the streams and riparian habitat shall be mitigated by restoring riparian habitat at a minimum 3:1 mitigation to impact ratio in area

425

and linear feet for permanent impacts, all temporary impact areas shall be restored, and trees shall be replaced at an appropriate ratio based on size and species, unless otherwise approved in writing by CDFW. An SAA, if issued, may include additional avoidance and minimize measures to protect fish and wildlife resources

Thanks!



Nicholas Magnuson
Environmental Scientist
California Department of Fish and Wildlife
Bay Delta Region (R3)
(707) 815-4166

WAC-A&B.Ex22



A Tradition of Stewardship
A Commitment to Service

Planning, Building & Environmental Services

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

Main: (707) 253-4417
Fax: (707) 253-4336

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.



A Tradition of Stewardship
A Commitment to Service

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

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 cursive script that reads "Mark Wight".

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

CC: Supervisor Liz Alessio



A Tradition of Stewardship
A Commitment to Service

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:
<ul style="list-style-type: none"> Use Permit P21-00087 Condition of Approval 4.10 - Amplified Music 	<ul style="list-style-type: none"> 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.

From: [morgan morgan](#)
To: [Ringel, Matthew](#)
Cc: [Thomas Neptune](#)
Subject: Use Permit P23-00057-MOD Support
Date: Monday, September 15, 2025 9:40:13 AM
Attachments: [Use Permit P23-00057-MOD.pdf](#)

[External Email - Use Caution]

Good Morning Matthew,

Attached please find our letter in support of the Arrow and Branch request for Use Permit P23-00057-MOD. We wholeheartedly support this request. If you have any questions, please give us a call. These are great people with a great program.

Sincerely,

M2
Morgan Morgan
(415) 640-6535 cell
(707) 226-6515 home

OAK KNOLL RANCH
L A M O R E A U X V I N E Y A R D S



OAK KNOLL RANCH
LAMOREAUX VINEYARDS

September 10, 2025

Mr. Matt Ringel, Planner III
Napa County Planning, Building & Environmental Services
1195 Third Street, Ste. 210
Napa, CA 94559

RE: Letter in Support of Arrow & Branch Use Permit Modifications – Use Permit (P23-00057-MOD)

Dear Planning Commission:

We are property owners within the visual sight of the Arrow & Branch Winery owned by Seanne and Steve Contursi.

Since the founding of their original winery their operations have been tasteful, respectful, and appropriate for the area. They take great care in ensuring that the neighbors are informed and welcomed into their environment at all times. The current request for a modification to their Use Permit are within all the normal aspects of a growing winery in the Napa Valley. Their expansion design is beautifully integrated into the existing structure and will not encroach on any visual or physical aspects of the neighborhood.

The Contursi Family has been operating in the Napa Valley for many years. They are excellent stewards of their land using the highest viticulture practices. In addition, they are a philanthropic force within the Valley supporting many of our needed causes.

We wholeheartedly support their request for the Use Permit Modification P23-00057.

Sincerely,


Phillip A. Lamoreaux and Morgan Morgan

2200 West Oak Knoll, Napa, California 94558
Phone (707) 226-6515

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

[External Email - Use Caution]

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

Planning, Building & Environmental Services



Arrow and Branch Winery
5215 Solano Ave, Napa; APN: 034-190-040-000
Use Permit Major Modification (P23-00057-UP)

Presented by Matt Ringel



Presentation Agenda

1. Site Description
2. Permit Request
3. Public Comment
4. Recommendation





1. Site Description

Use Permit Major Modification (P23-00057-UP)



Site Description

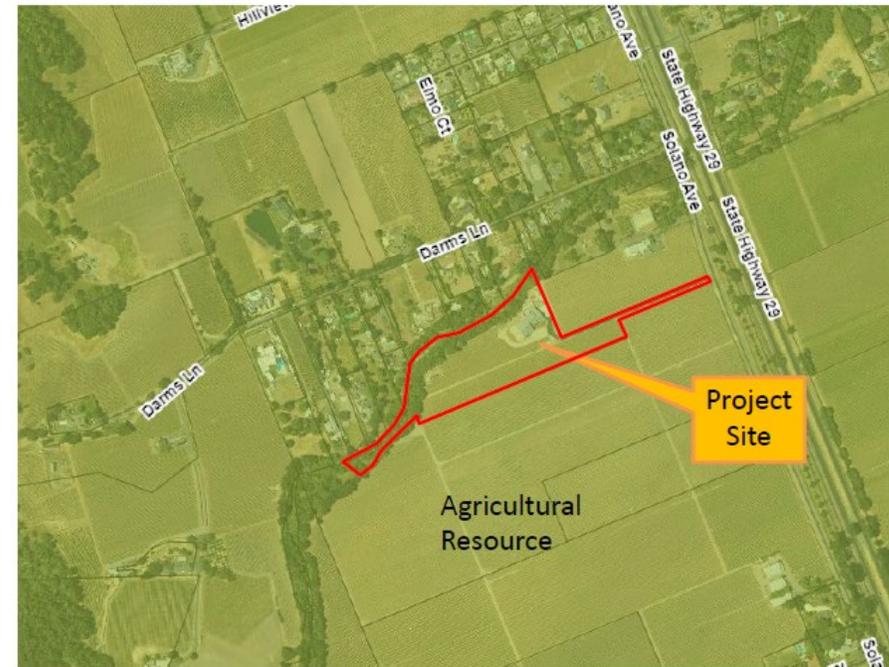
APN: 034-190-040-000

5215 Solano Ave, Napa

General Plan Designation:
Agriculture Resource (AR)



NAPA COUNTY LAND USE PLAN 2008 – 2030



LEGEND

URBANIZED OR NON-AGRICULTURAL

- Study Area
- Cities
- Urban Residential*
- Rural Residential*
- Industrial
- Public-Institutional

OPEN SPACE

- Agriculture, Watershed & Open Space
- Agricultural Resource

TRANSPORTATION

- Mineral Resource
- Limited Access Highway
- American Canyon ULL
- City of Napa RUL
- Landfill - General Plan
- Road
- Airport
- Railroad
- Airport Clear Zone



* See Action Item AG/LU-114.1 regarding agriculturally zoned areas within these land use designations

Site Description

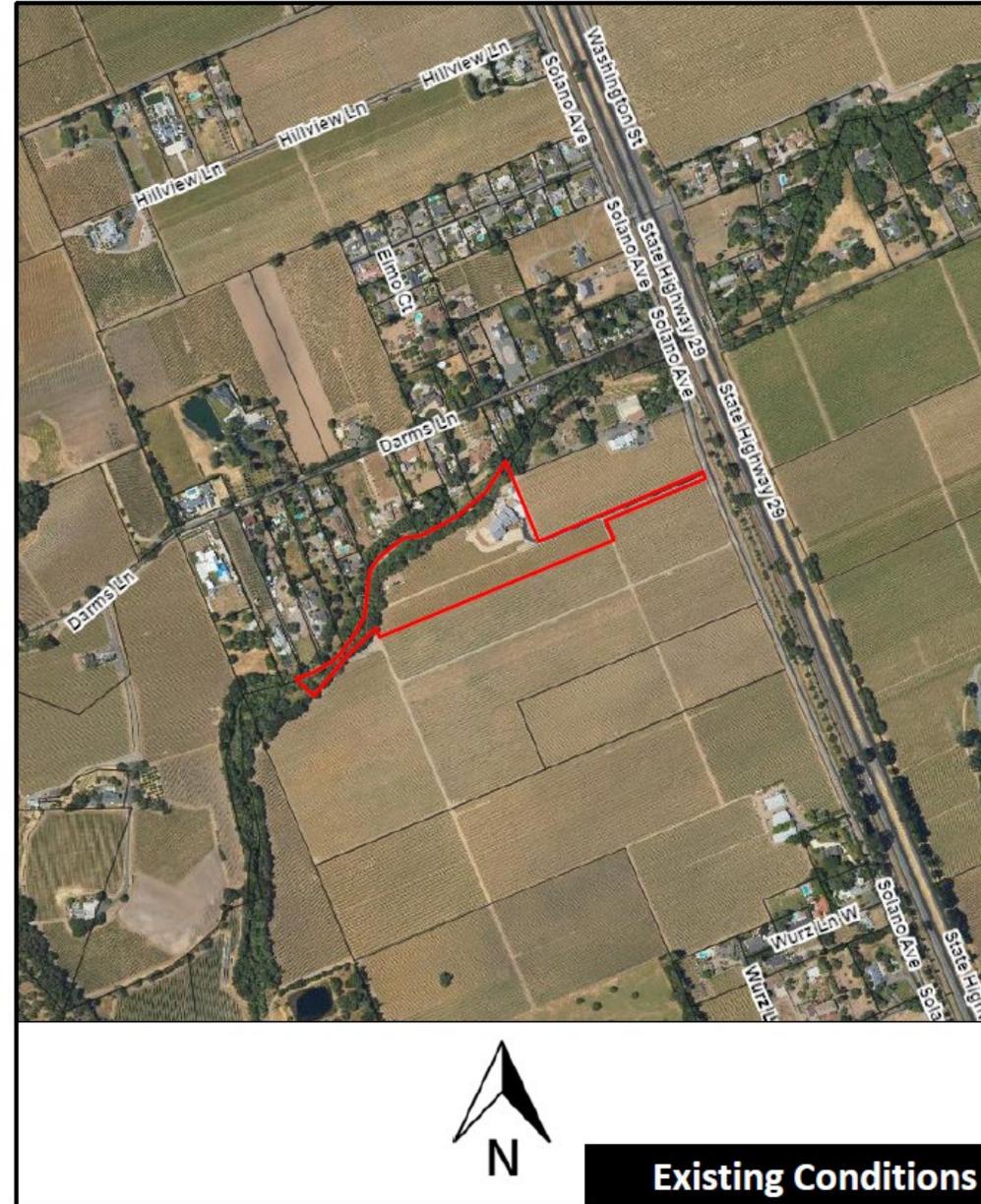
Zoning District:
Agricultural Preserve (AP)



Site Description

Existing Uses:

- Winery
- Vineyard
- Two Wells





2. Permit Request

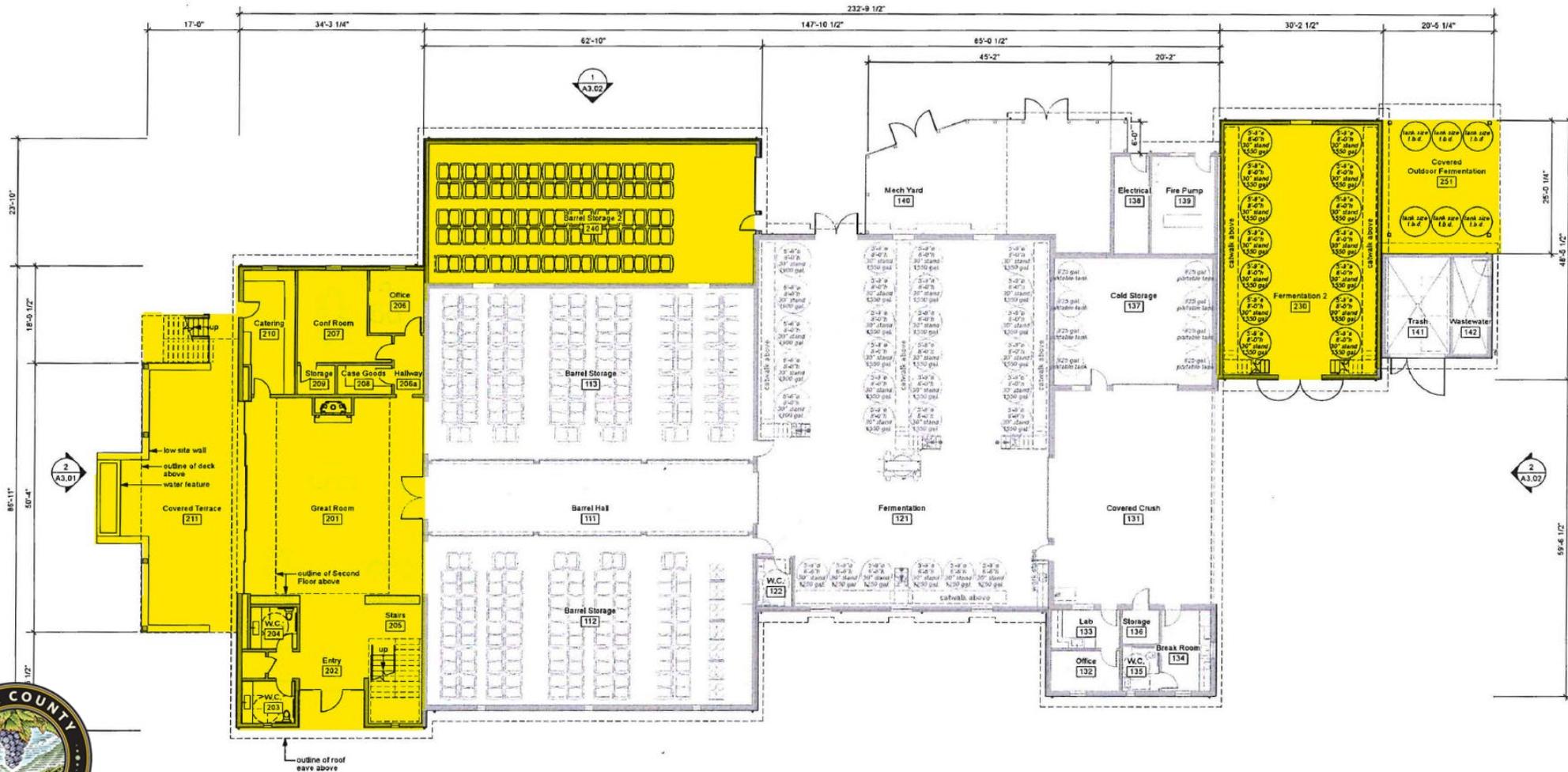
Use Permit Major Modification (P23-00057-UP)



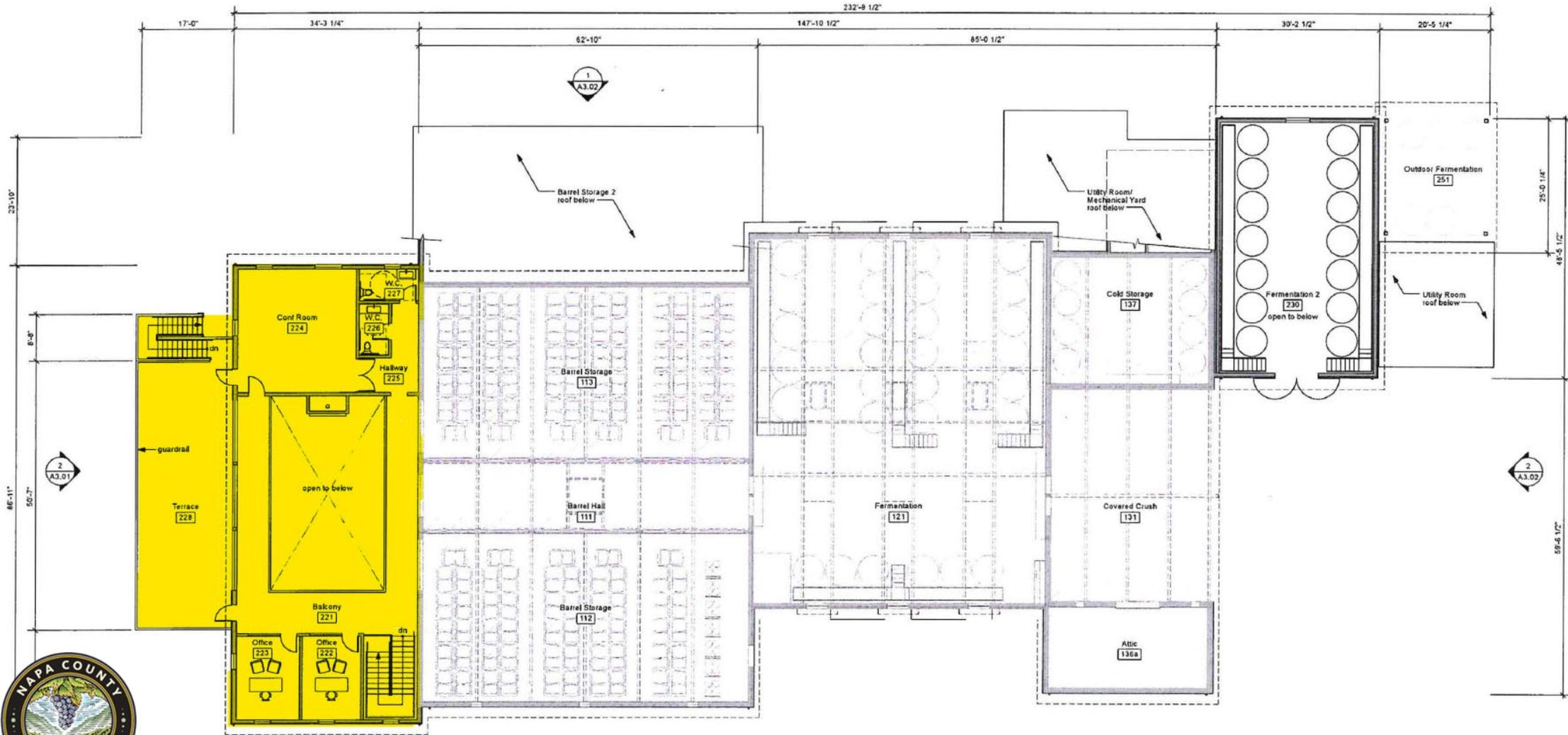


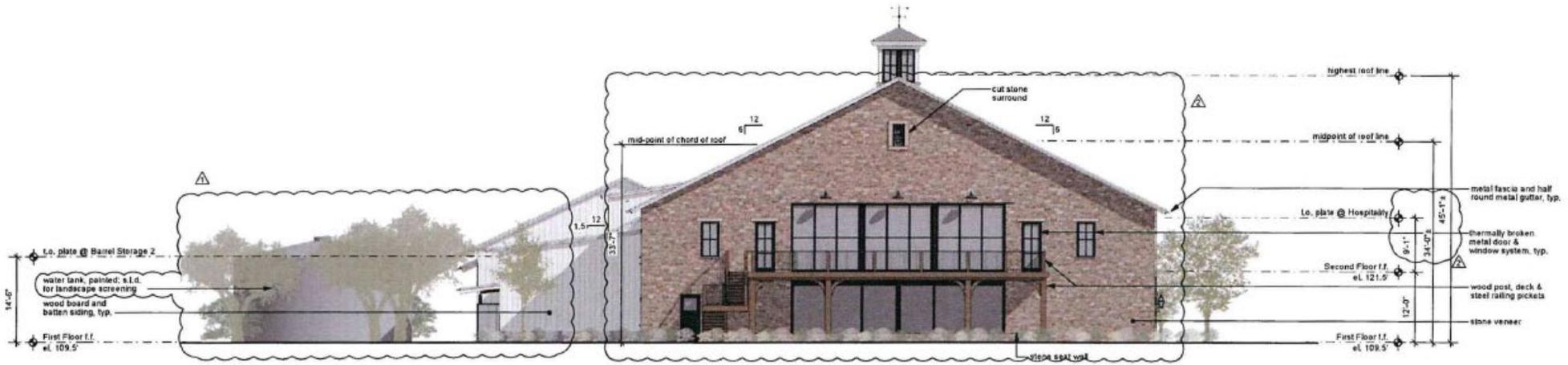
	Existing	Proposed Request
Visitation	15 visitors/day 105 visitors/week 5,475 visitors/year 10:00 a.m. – 6:00 p.m.	34 visitors/day 238 visitors/week 12,410 visitors/year 10:00 a.m. – 6:00 p.m.
Marketing Program	6 events/year with 30 guests 1 event/year with 125 guests 10:00 a.m. – 10:00 p.m. (including clean-up)	12 events/year with 30 guests 2 event/year with 120 guests 10:00 a.m. – 10:00 p.m. (including clean-up)
Employees	FTE: 4	FTE: 5
Parking Spaces	12 (Including 1 ADA)	12 (Including 1 ADA)
Production	30,000 gallons 6:00 a.m. – 6:00 p.m.	45,000 gallons 6:00 a.m. – 6:00 p.m.
Operating Hours	7 Days/Week	7 Days/Week
On-site Consumption	Outdoor Terrace, west of the barrel storage	Bottom floor of the Outdoor terrace, west of the tasting room

1st Floor



2nd Floor





2 Side Elevation (West)



1 Front Elevation (South)



Water Use

Source of Demand	Existing (AFY)	Proposed (AFY)	Difference (AFY)
Primary Residence	0	0	0
Vineyard Irrigation	3	2.59	-0.41
Landscape Irrigation	0.2	0.2	0
Winery (Visitation, Marketing, and Employees)	0.77	1.18	+0.41
Silenus Easement Well	8.5	8.5	0
Total	12.47	12.47	0 (No Net Increase)



Water Use

Tier 1:

- The Tier 1 analysis considered existing use onsite to include the winery, landscaping irrigation, vineyard irrigation, and the neighbor's well that is located on the parcel. The Arrow and Branch Winery currently uses 3.97 AFY and the Silenus Winery Easement Well uses approximately 8.5 AFY. The existing groundwater usage of the parcel is estimated at 12.47 AFY. The proposed project would not increase groundwater use and would maintain no net increase of groundwater usage.

Tier 2:

- Pursuant to County's WAA, a Tier 2 analysis is required when a neighboring off-site well is located within 500 feet of the project well, the well is located within 1,500 feet from a spring, or the proposed project requests an increase in groundwater usage. The project would not increase groundwater usage; therefore, a Tier 2 analysis is not required.

Tier 3:

- The aquifers of the project wells are not directly connected to Dry Creek. The proposed project conforms to Napa County's WAA Tier 3 guidelines for groundwater-surface water interaction. Napa County has satisfied its duty to consider impacts to trust resources and no further analysis is required.

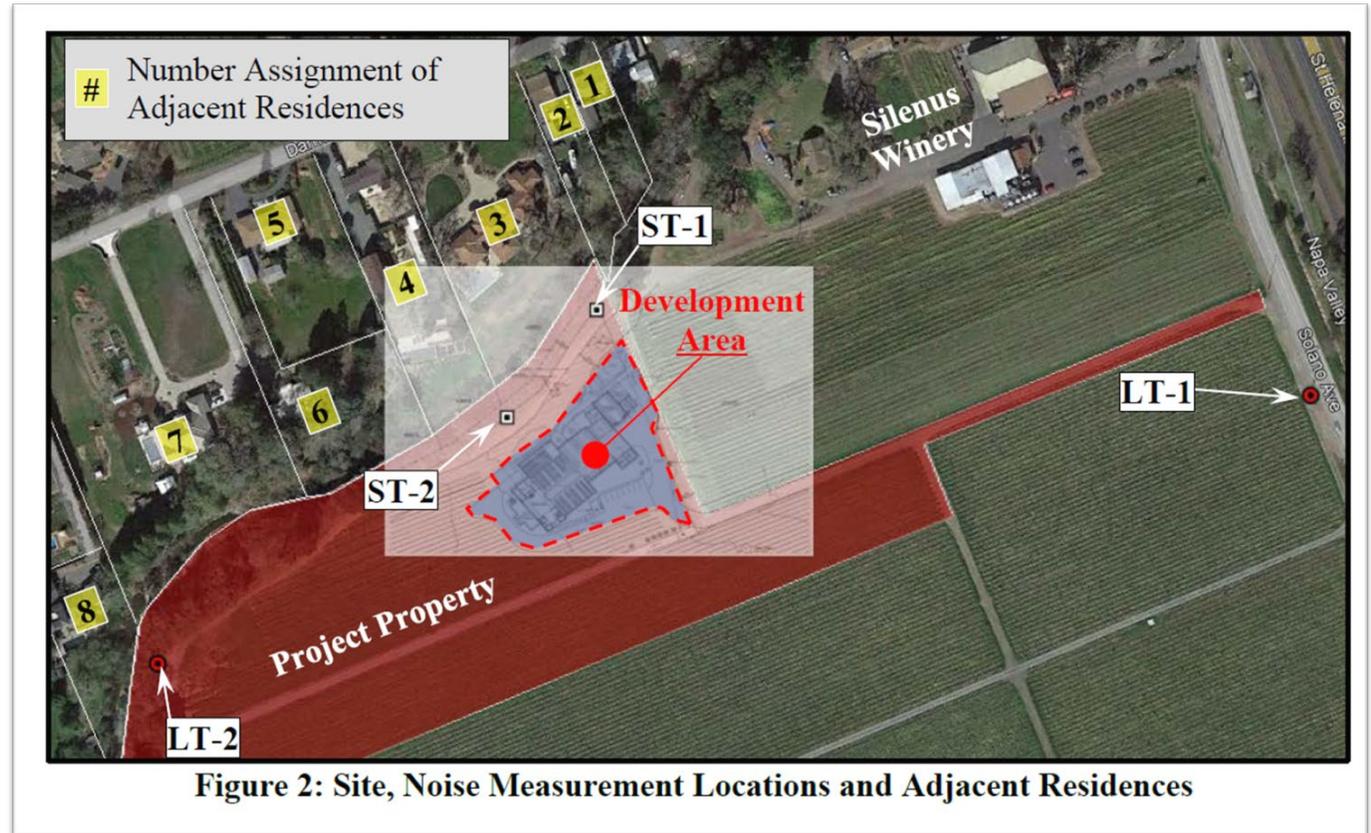


Noise

Mitigation measure **NOISE-1**: Outdoor visitation and marketing events shall not include acoustic music performances.

Mitigation measure **NOISE-2**: The applicant shall keep all windows and doors closed when amplified music is being played inside of the winery structure.

Method of Monitoring: The above measures shall be incorporated as conditions of approval of the project and apply to operational characteristics of the winery. The Napa County Code Compliance Division will enforce winery use permit noise requirements and compliance with Napa County Code's noise ordinance.





3. Public Comment

Use Permit Major Modification (P23-00057-UP)



Supplemental Memorandum

California Department of Fish and Wildlife

- Update BIO-5 to clarify that no work is proposed with the stream setback

Previous Conditions of Approval

- Update Exhibit A to the COAs, to reflect that the proposed request is to increase wine production

Code Violation

- Following the posting of the IS/MND and Staff Report, a Notice of Apparent Violation from the PBES Code Compliance Division was mailed to Arrow and Branch on August 1st, 2025, for a marketing event that occurred with amplified music



Comment Letter from Applicant

Request Background Music

- Staff's report, findings, and Conditions of Approval reflect a project with no music. The original Noise Study referenced:

Table 12a: Winery Covered Patio Event Noise Levels

	Noise Levels, dBA				
	Res. 1	Res. 2	Res. 3	Res. 4	Res. 6
Daytime L ₅₀ Event Noise Limit	45	45	45	45	45
Non-amplified Music Performance	40	42	49	50	50
30 Guests with Background Music	29	31	38	39	39
125 Guests with Background Music	35	37	44	45	45
<i>Noise level Exceeds L₅₀ Limit?</i>	<i>No (all)</i>	<i>No (all)</i>	<i>Yes, music performances, No (all others)</i>	<i>Yes, music performances, No (all others)</i>	<i>Yes, music performances, No (all others)</i>

Mitigation 6:

- a. Outdoor events should not include music performances.

6.12 f. **NOISE-1:** Outdoor visitation and marketing events shall not include acoustic music performances.



Public Comment from Applicant

Request Background Music

- Applicant has clarified that they would like background music at tastings and all marketing events
- Illingworth & Rodkin Inc. provided a supplemental memo:

These two types of music differ as follows:

- Non-amplified background music typically takes the form of one or a few musicians (typically string instruments, piano, vocalists, or similar) performing at lower sound levels which do not compete or interfere with guest conversations,
- and,
- Non-amplified music performances typically involve a larger musical group (i.e., a quartet or larger, which may include strings, brass, drums, piano, and/or vocals) performing at higher sound levels and acting as the focus of the event.

- The sound levels at the adjacent residential property lines due to events held at the covered outdoor patio with non-amplified music performances would exceed the County noise limits at the closest noise sensitive residential uses to the project,
- and that,
- The sound levels at the adjacent residential property lines due to events held at the covered outdoor patio with non-amplified background music played during events with up to 125 guests would not exceed the County noise limits at the closest noise sensitive residential uses to the project.





4. Recommendation

Use Permit Major Modification (P23-00057-UP)



Staff's Recommendation

1. Adopt the Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (MMRP) based on recommended Findings 1-7 in Attachment B;
2. Approve the Use Permit Major Modification (P23-00057-MOD) based on recommended Findings 8-12 in Attachment B, and subject to the recommended Conditions of Approval in Attachment C (incorporating staff's change memorandum).



Thank you

Matt Ringel

Matthew.ringel@countyofnapa.org

(707) 299-1351

countyofnapa.org



@countyofnapa



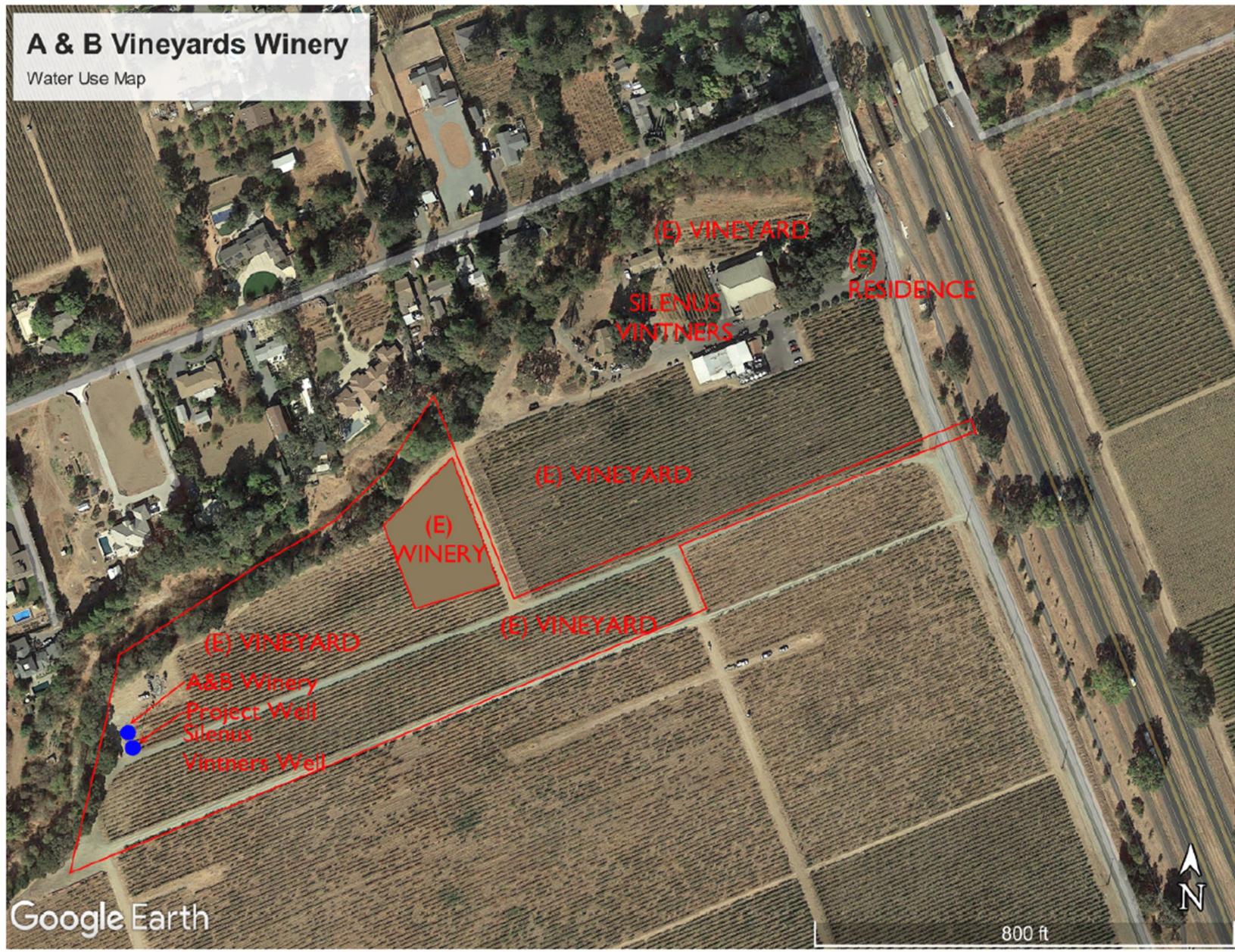


Figure 2: Site, Noise Measurement Locations and Adjacent Residences



A & B Vineyards Winery

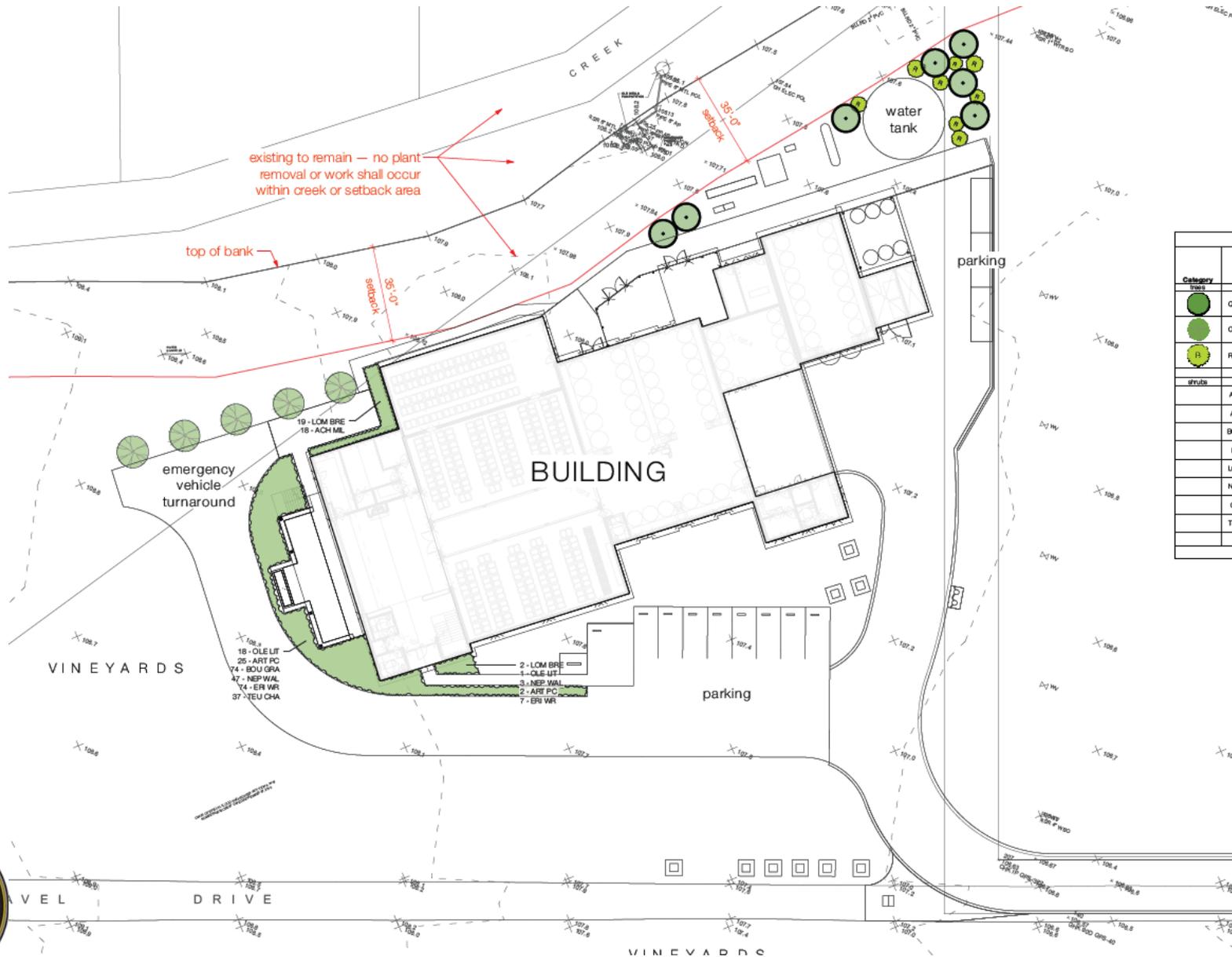
Water Use Map



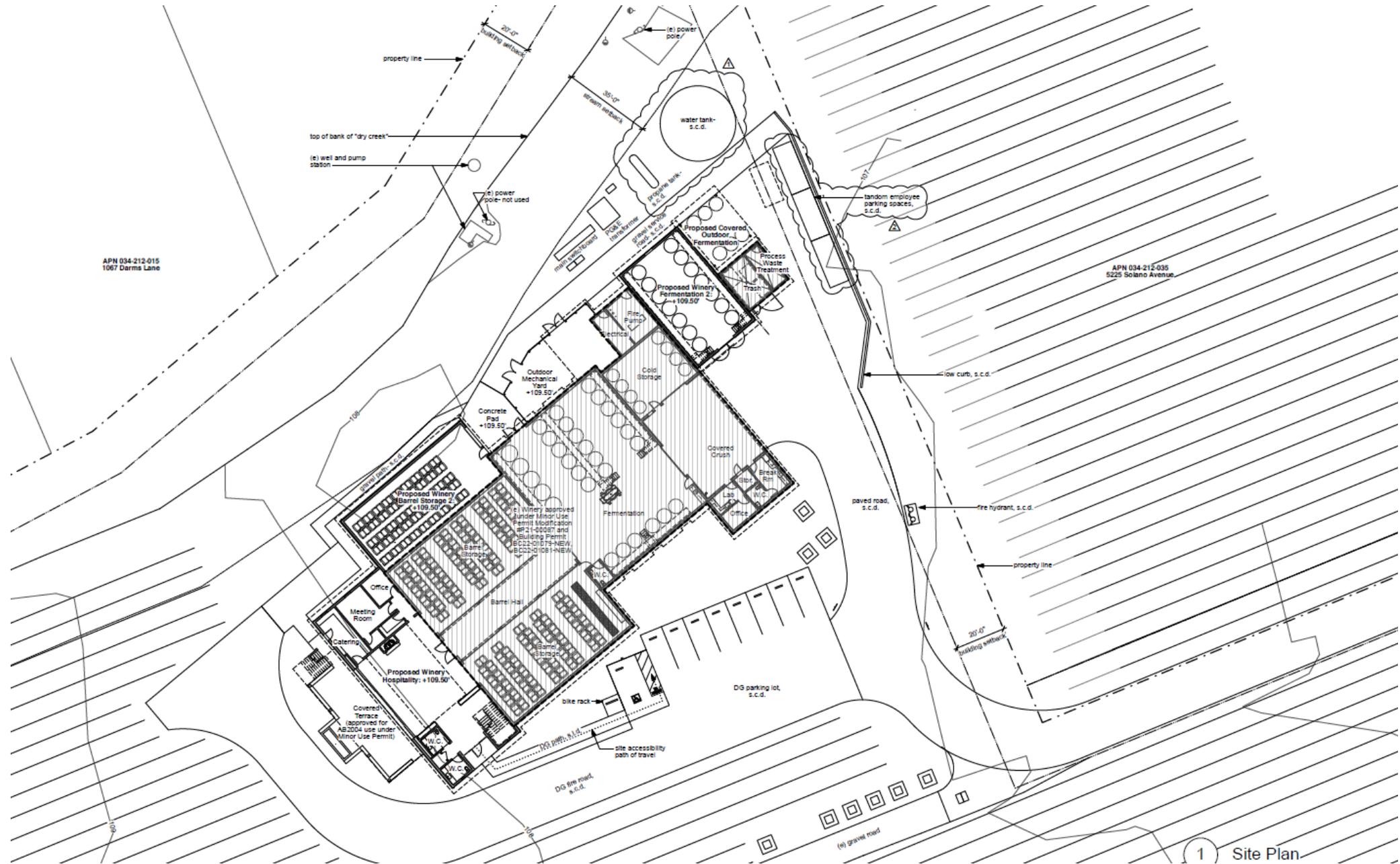
Google Earth

800 ft





Plant List									
Category	ID	Latin Name	Common Name	Size	Quantity	Native	Evergreen	Shrub	Tree
Tree	OLE AGR	<i>Quercus agrifolia</i>	Coast Live Oak	2'4" box	7	Y	Y	Y	N
Tree	OLE EUR	<i>Olea europaea</i>	Olive	2'4" box	5	Y	Y	Y	N
Tree	RHA CAL	<i>Rhamnus californica</i>	Coffeeberry	2'4" box	8	Y	Y	Y	L
Shrub	ACH ML	<i>Achillea millefolium</i>	Yarrow	1 gallon	18	Y	Y	Y	L
Shrub	ART PC	<i>Artemisia x 'Powis Castle'</i>	Powis Castle Artemisia	1 gallon	27	Y	Y	L	L
Shrub	SOU GRA	<i>Stoutkia gracilis</i>	Blue grama grass	1 gallon	74	Y	Y	L	L
Shrub	ERI WR	<i>Eriogon glaucus 'Wayne Rodrick'</i>	Wayne Rodrick Fleabane	1 gallon	81	Y	Y	L	L
Shrub	LOM BRE	<i>Lomandra longifolia 'Brewer'</i>	Dwarf Matt Rush	1 gallon	21	Y	Y	L	L
Shrub	NEP WAL	<i>Nepeta x faassenii 'Walker's Low'</i>	Walker's Low Catmint	1 gallon	80	Y	Y	L	L
Shrub	OLE LIT	<i>Olea europaea 'Little Olea'</i>	Little Olea	5 gallon	10	Y	Y	L	L
Shrub	TEU CHA	<i>Taoum chamedrys</i>	Wall Germander	1 gallon	37	Y	Y	L	L



September 16, 2025

Matt Ringel, Planner III
Napa County Planning, Building & Environmental Services
1195 Third Street, Suite 210
Napa, CA 94559
matthew.ringel@countyofnapa.org

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

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However, the modification would substantially intensify visitor traffic, event activity, and production operations well beyond what has surrounded the neighborhood for many years. The cumulative effect of the proposed major modification—along with other development activity in proximity to the A&B Winery—is increased noise, traffic, lighting, and loss of privacy for residences that predate the winery, with likely adverse effects on property values and neighborhood character.

On September 12, 2025, Napa County issued a “Reported or Apparent Code Violation” regarding an A&B Winery marketing event that, as planned, exceeded the limitations of its current use permit. In addition, the use of amplified music outside of the facility violated its permit. Demonstrated disregard for the conditions of approval is a compelling reason not to increase the size and frequency of such events.

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CEQA requires evaluation of cumulative noise and traffic from past, present, and reasonably foreseeable projects. The Oak Knoll Hotel, currently under construction, lies approximately 0.57 miles from Arrow & Branch and its certified EIR identifies substantial noise/traffic considerations. The adjacent Silenus / Ideology Cellars Winery contributes traffic and noise from production and marketing activities. The IS-MND does not analyze the combined effects of these concurrent visitor-serving uses—especially during harvest season, when all operate at peak intensity. These

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Exhibit F (Tier III) evaluates groundwater-surface water interaction and concludes the Project and Easement Wells are not hydraulically connected to Dry Creek and therefore will not directly affect creek flows. Even accepting that conclusion, an EIR is still warranted to establish performance-based monitoring and triggers (e.g., groundwater levels, offset volumes, and seasonal creek conditions) and to analyze cumulative demand with the adjacent easement well under dry-year conditions, so that any unforeseen effects on the seasonally connected shallow alluvium and Dry Creek are detected and corrected in real time.

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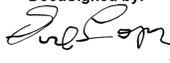
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Thank you for your consideration.

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DocuSigned by:

B30A447A29174D0...

Soila Lopez

1026 Darms Lane

Napa, CA 94558

Brad Rey

2106 Wurz Lane

Napa CA 94558

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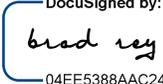
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5. Cumulative noise and traffic with the Oak Knoll Hotel (~0.57 miles away) and the adjacent Silenus / Ideology Cellars Winery, with special focus on harvest-season conditions.
6. Consistency with Agricultural Preserve intent and policies to preserve the County's agricultural heritage and rural character on small parcels adjacent to residences and a Significant Stream.

Approving this project on the current IS-MND would be inconsistent with CEQA and would undermine Napa County's Agricultural Preserve policies.

Thank you for your consideration.

Respectfully submitted,

Teresa Cazarez

1026 Darms Lane

Napa, CA 94558

DocuSigned by:
Teresa Cazarez
EC579853337B4C5...

From: [Janet Trefethen](#)
To: [Ringel, Matthew](#)
Cc: [Steve Contursi](#)
Subject: arrow&branch use permit
Date: Tuesday, September 16, 2025 10:06:40 PM

[External Email - Use Caution]

Dear Members of the Planning commission, I am writing in support of the Arrow and Branch winery permit that I understand you are considering on the 17th.

We are located just east of Arrow and Branch, on the other side of Hwy 29 in the Oak Knoll District. We started in 1968 and love farming and the beauty and uniqueness of our valley. We are grateful for the Ag preserve.

We are familiar with Arrow and Branch and feel that the small family winery fits the Napa Valley and believe the owners are and will continue to be good stewards of the land as well as good neighbors. We hope you will approve their permit.

Sincerely,
Janet Trefethen

Janet Trefethen, Wine Grower & Cowgirl
Trefethen Family Vineyards
707-255-7700 |

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