

Planning, Building & Environmental Services



Arrow and Branch Winery

5215 Solano Ave, Napa; APN: 034-190-040-000

Appeal (P26-00012) of Use Permit Major Modification (P23-00057-UP)

Presented by Matt Ringel



Presentation Agenda

1. Project History
2. Site Description
3. Summary of Permit Request
4. Changes
5. Recommendation





1. Project History

Appeal (P26-00012) of Use Permit Major Modification (P23-00057-MOD)



Project History

- Planning Commission Approved Use Permit Major Modification P23-00057-MOD
- Water Audit California filed a timely Notice to Appeal
- The Applicant and Appellant have reached a private agreement to settle the appeal, which includes incorporating changes to the Conditions of Approval





2. Site Description

Appeal (P26-00012) of Use Permit Major Modification (P23-00057-MOD)

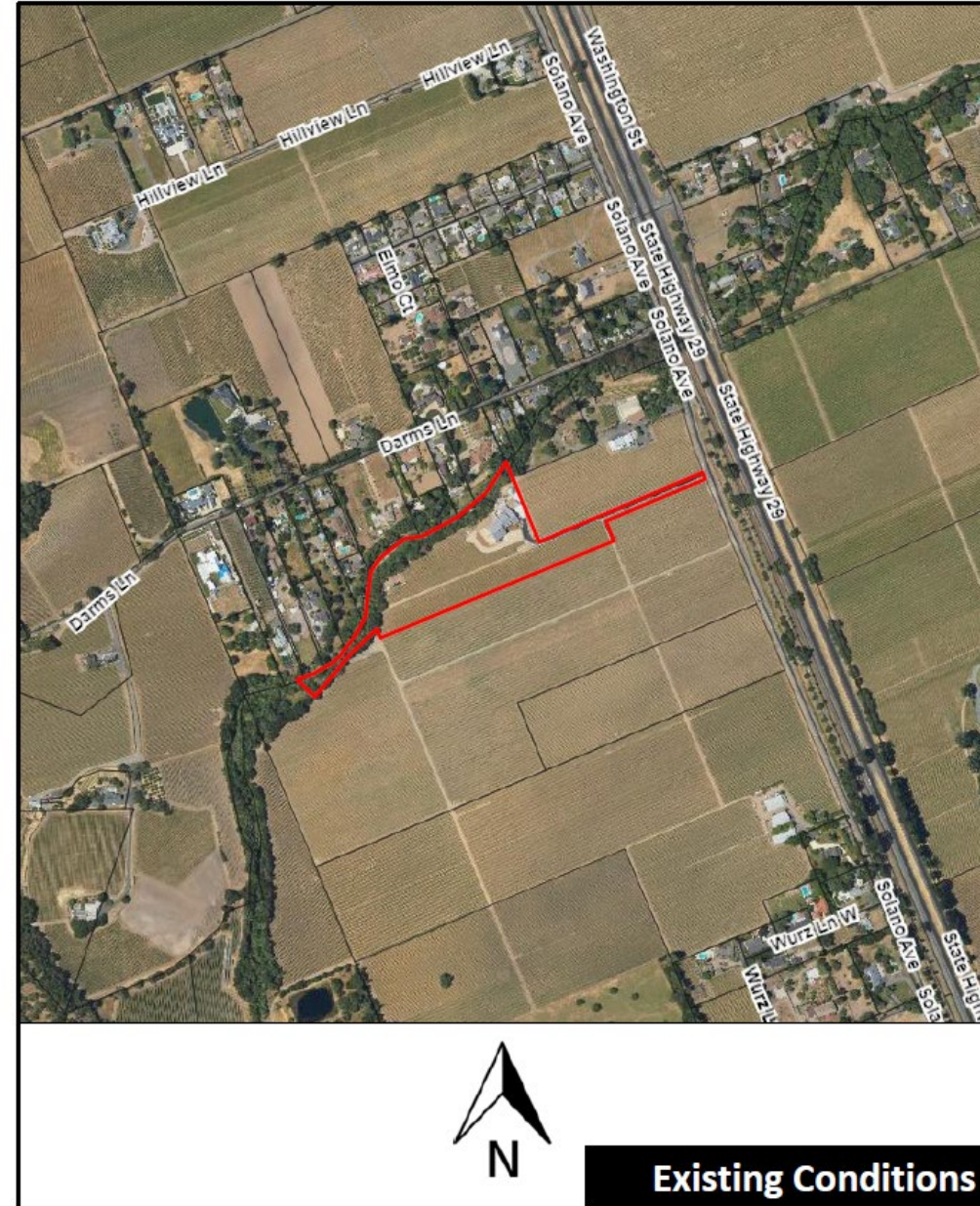


Site Description

APN: 034-190-040-000
5215 Solano Ave, Napa

General Plan Designation:
Agriculture Resource (AR)

Zoning District:
Agricultural Preserve (AP)





3. Permit Request

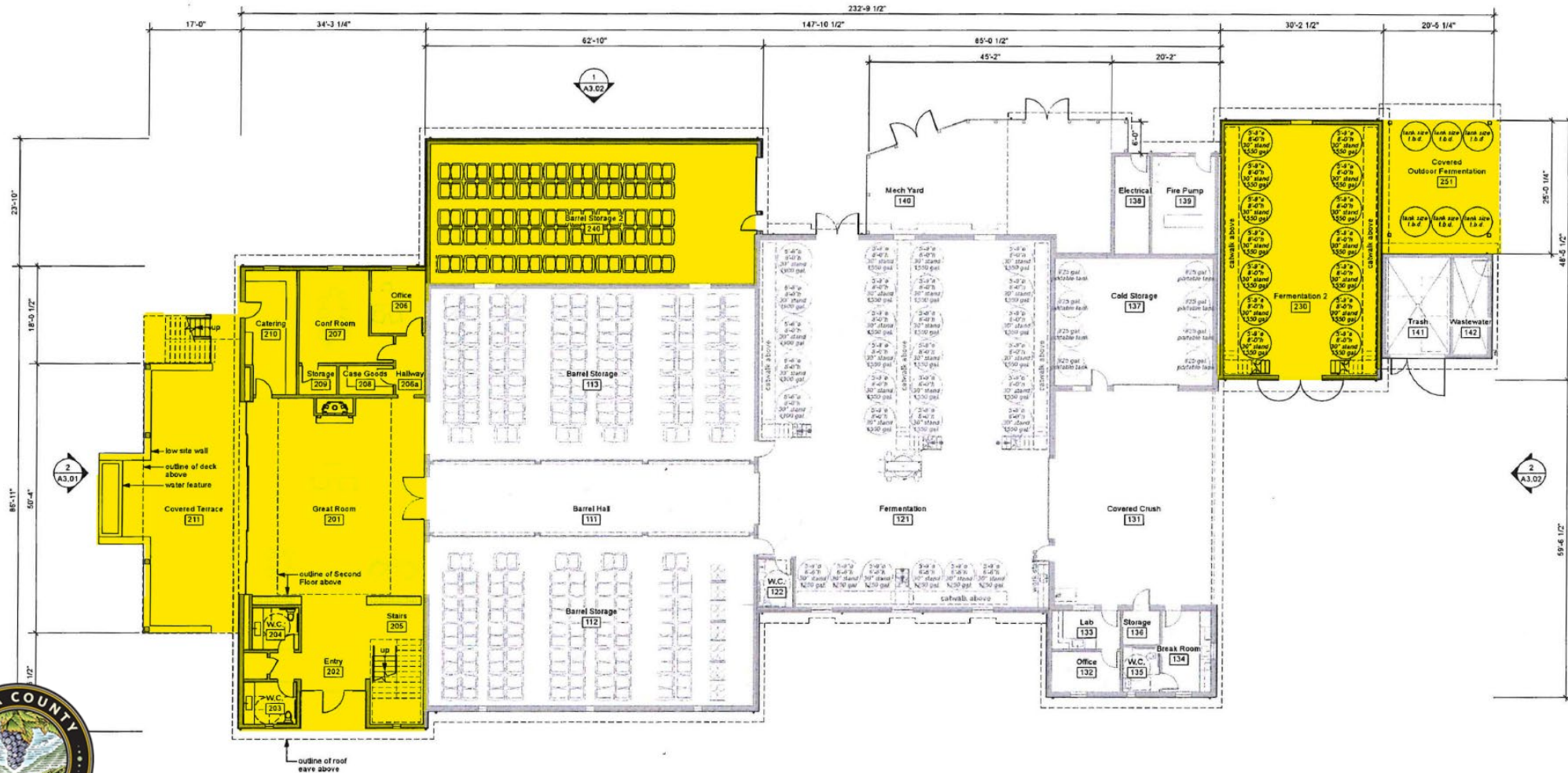
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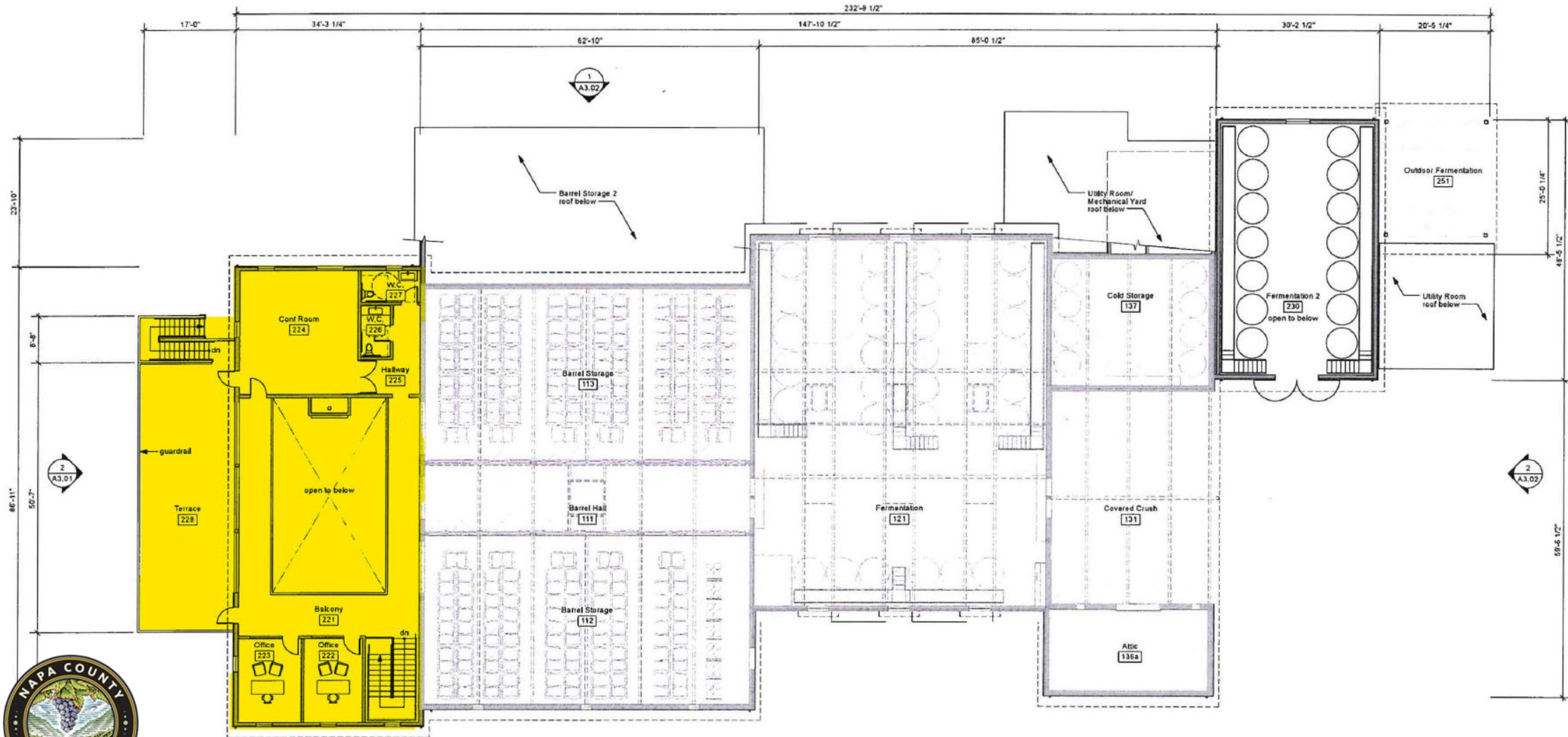


	Existing	Proposed Request
Visitation	15 visitors/day 105 visitors/week 5,475 visitors/year 10:00 a.m. – 6:00 p.m.	34 visitors/day 238 visitors/week 12,410 visitors/year 10:00 a.m. – 6:00 p.m.
Marketing Program	6 events/year with 30 guests 1 event/year with 125 guests 10:00 a.m. – 10:00 p.m. (including clean-up)	12 events/year with 30 guests 1 event/year with 125 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





4. Changes

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Project Updates

1. COA 4.9 – Permittee shall record and upload well monitoring data to a publicly available site and the data shall be made available for the County's groundwater monitoring network.
2. COA 6.12.e/MM BIO-5 – Permittee shall coordinate with CDFW if impacts to bed, bank, channel, or riparian areas of the stream cannot be avoided.





5. Recommendation

Appeal (P26-00012) of Use Permit Major Modification (P23-00057-MOD)



Staff's Recommendation

1. Adopt the revised Conditions of Approval in Attachment A and reflected in the updated Mitigation Monitoring and Reporting Program (MMRP) in Attachment B.



Thank you

Matt Ringel

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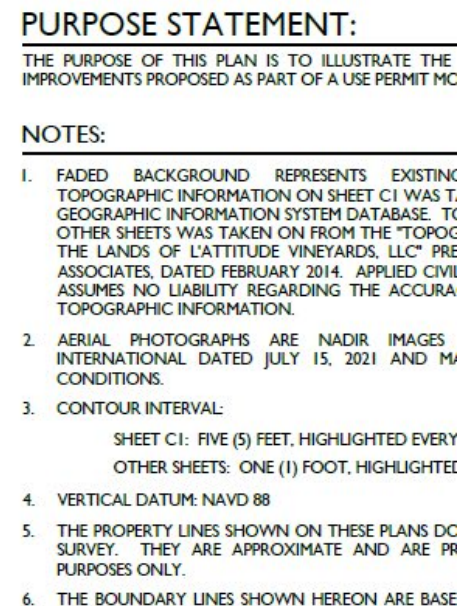
@countyofnapa





Figure 2: Site, Noise Measurement Locations and Adjacent Residences



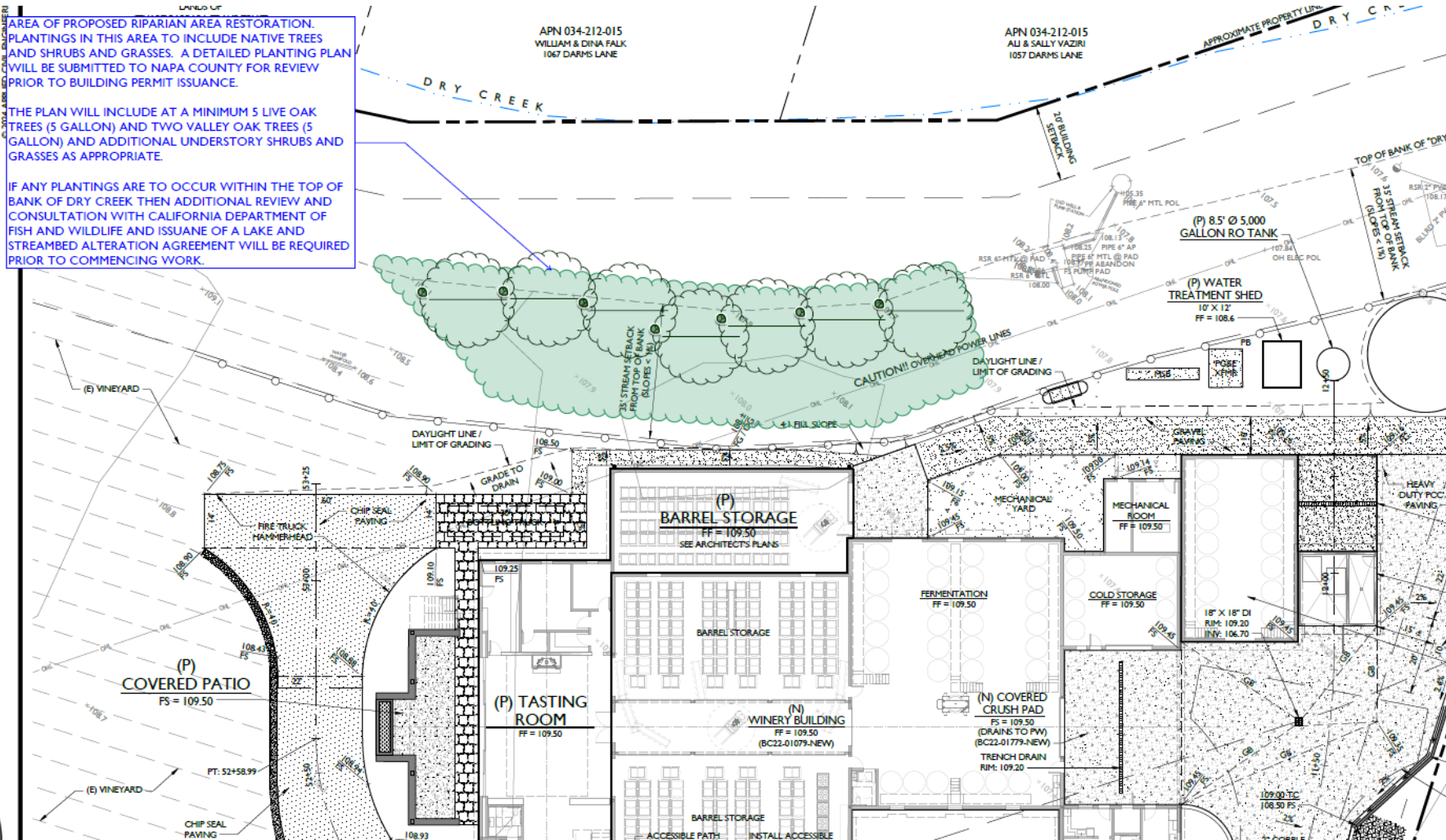


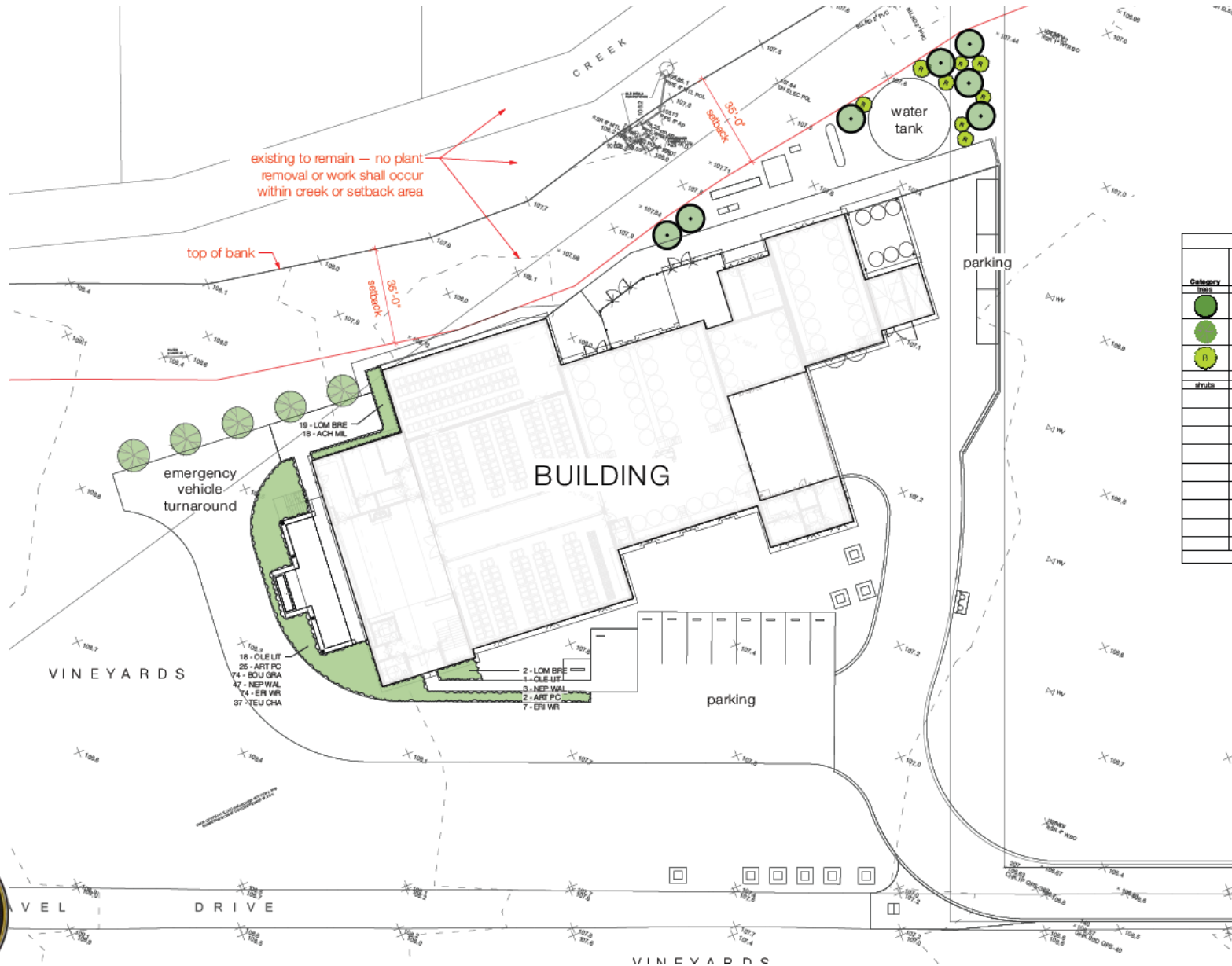
Habitat Restoration

AREA OF PROPOSED RIPARIAN AREA RESTORATION. PLANTINGS IN THIS AREA TO INCLUDE NATIVE TREES AND SHRUBS AND GRASSES. A DETAILED PLANTING PLAN WILL BE SUBMITTED TO NAPA COUNTY FOR REVIEW PRIOR TO BUILDING PERMIT ISSUANCE.

THE PLAN WILL INCLUDE AT A MINIMUM 5 LIVE OAK TREES (5 GALLON) AND TWO VALLEY OAK TREES (5 GALLON) AND ADDITIONAL UNDERSTORY SHRUBS AND GRASSES AS APPROPRIATE.

IF ANY PLANTINGS ARE TO OCCUR WITHIN THE TOP OF BANK OF DRY CREEK THEN ADDITIONAL REVIEW AND CONSULTATION WITH CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE AND ISSUANCE OF A LAKE AND STREAMBED ALTERATION AGREEMENT WILL BE REQUIRED PRIOR TO COMMENCING WORK.





Plant List									
Category	ID	Latin Name	Common Name	Size	Quantity	Native	Evergreen	WUCOLS	
tree									
	OLE AGR	<i>Quercus agrifolia</i>	Coast Live Oak	2' box	7	Y	Y	M	
	OLE EUR	<i>Olea europaea</i>	Olive	2' box	5	Y	Y	M	
	RHA CAL	<i>Rhamnus californica</i>	Coffeeberry	2' box	8	Y	Y	L	
shrub									
	ACH ML	<i>Achillea millefolium</i>	Yarrow	1 gallon	18	Y	Y	L	
	ART PC	<i>Artemisia x 'Powis Castle'</i>	Powis Castle Artemisia	1 gallon	27	Y	Y	L	
	BOU GRA	<i>Bouteloua gracilis</i>	Blue grama grass	1 gallon	74	Y	Y	L	
	ERI WR	<i>Eriogon glaucus</i> 'Wayne Rodolick'	Wayne Rodolick Fleabane	1 gallon	81	Y	Y	L	
	LOM BRE	<i>Lomandra longifolia</i> 'Brewer'	Dwarf Matt Rush	1 gallon	21	Y	Y	L	
	NEP WAL	<i>Nepeta x faassenii</i> 'Walker's Low'	Walker's Low Catmint	1 gallon	90	Y	Y	L	
	OLEUT	<i>Olea europaea</i> 'Little Ole'	Little Ole	5 gallon	19	Y	Y	L	
	TEU CHA	<i>Raoultia chamaedryf</i>	Wall Germander	1 gallon	37	Y	Y	L	

