

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. Applicant's Response
4. Recommendation





1. Site Description

Use Permit Major Modification (P23-00057-UP)



Site Description

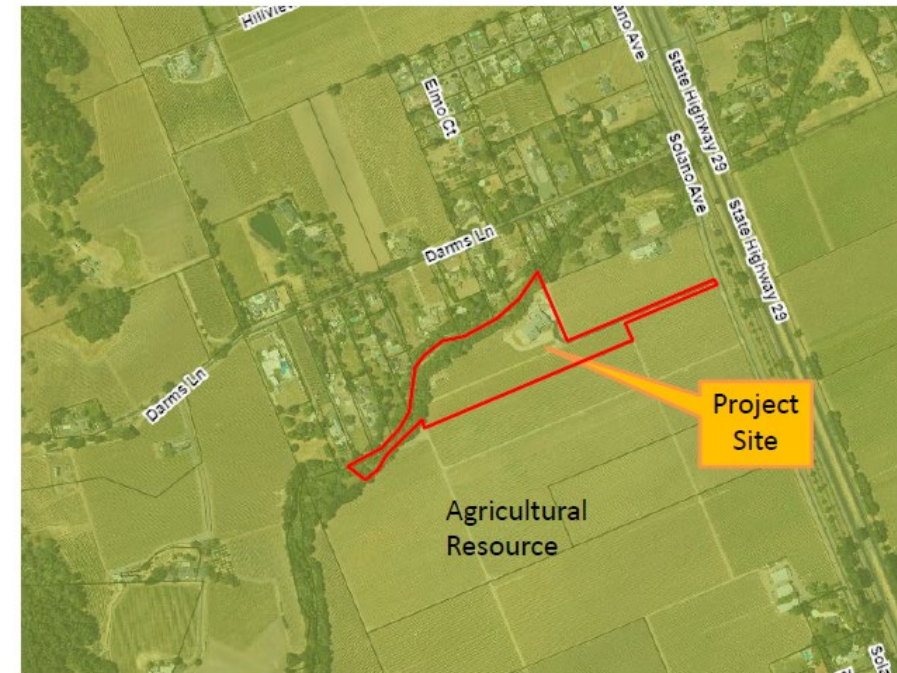
APN: 034-190-040-000

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

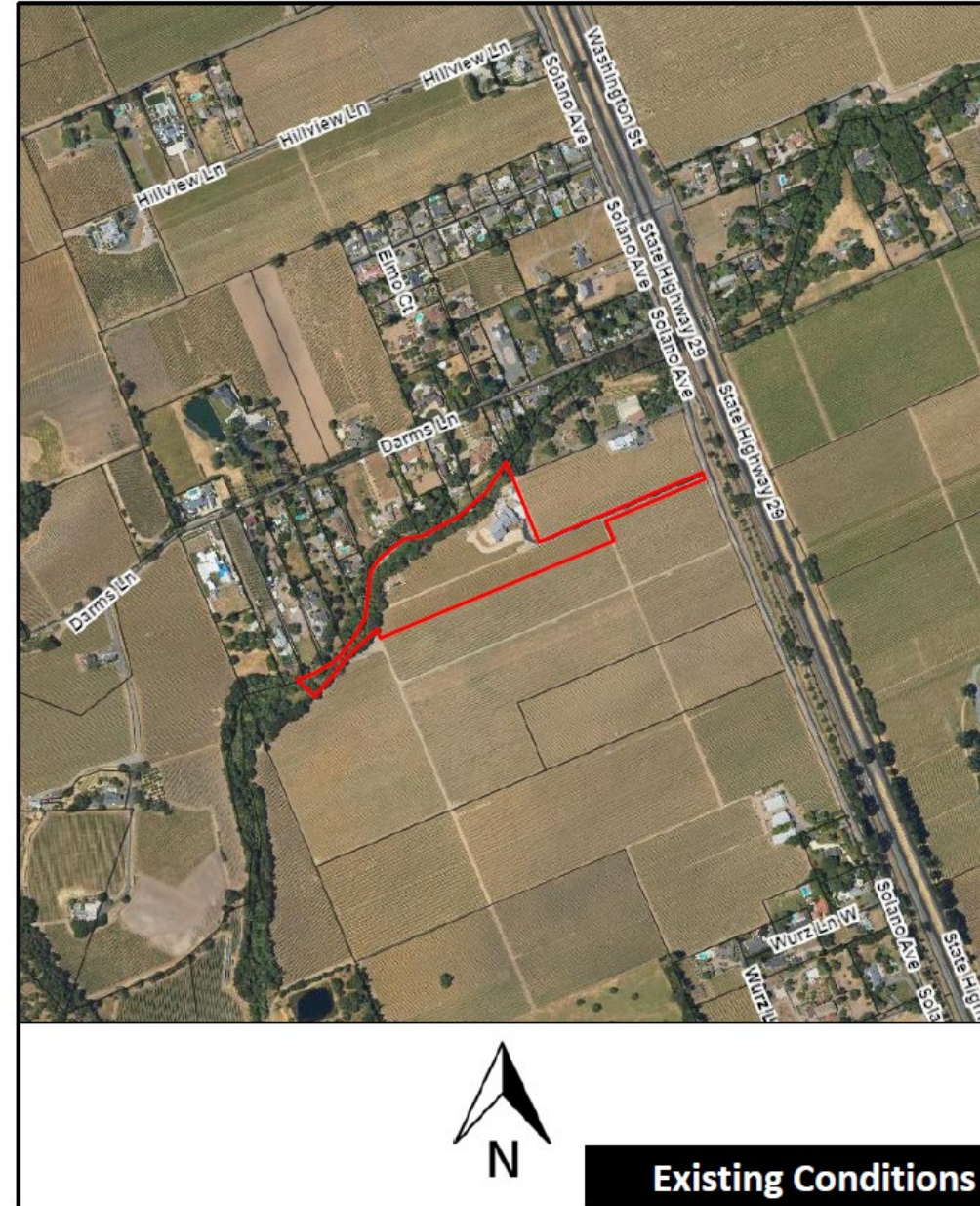
Zoning District:
Agricultural Preserve (AP)



Site Description

Existing Uses:

- Winery
- Vineyard
- Two Wells





2. Permit Request

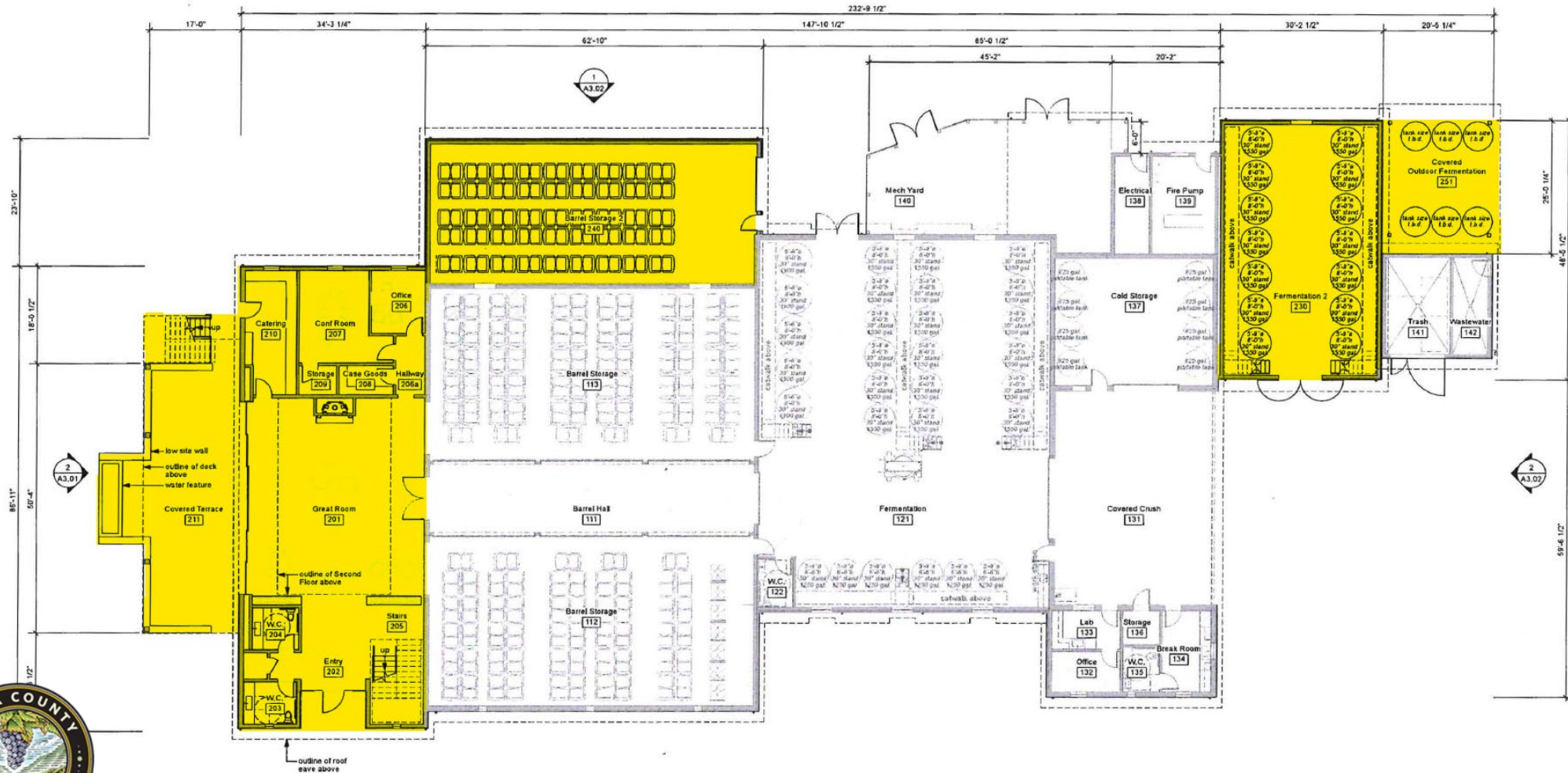
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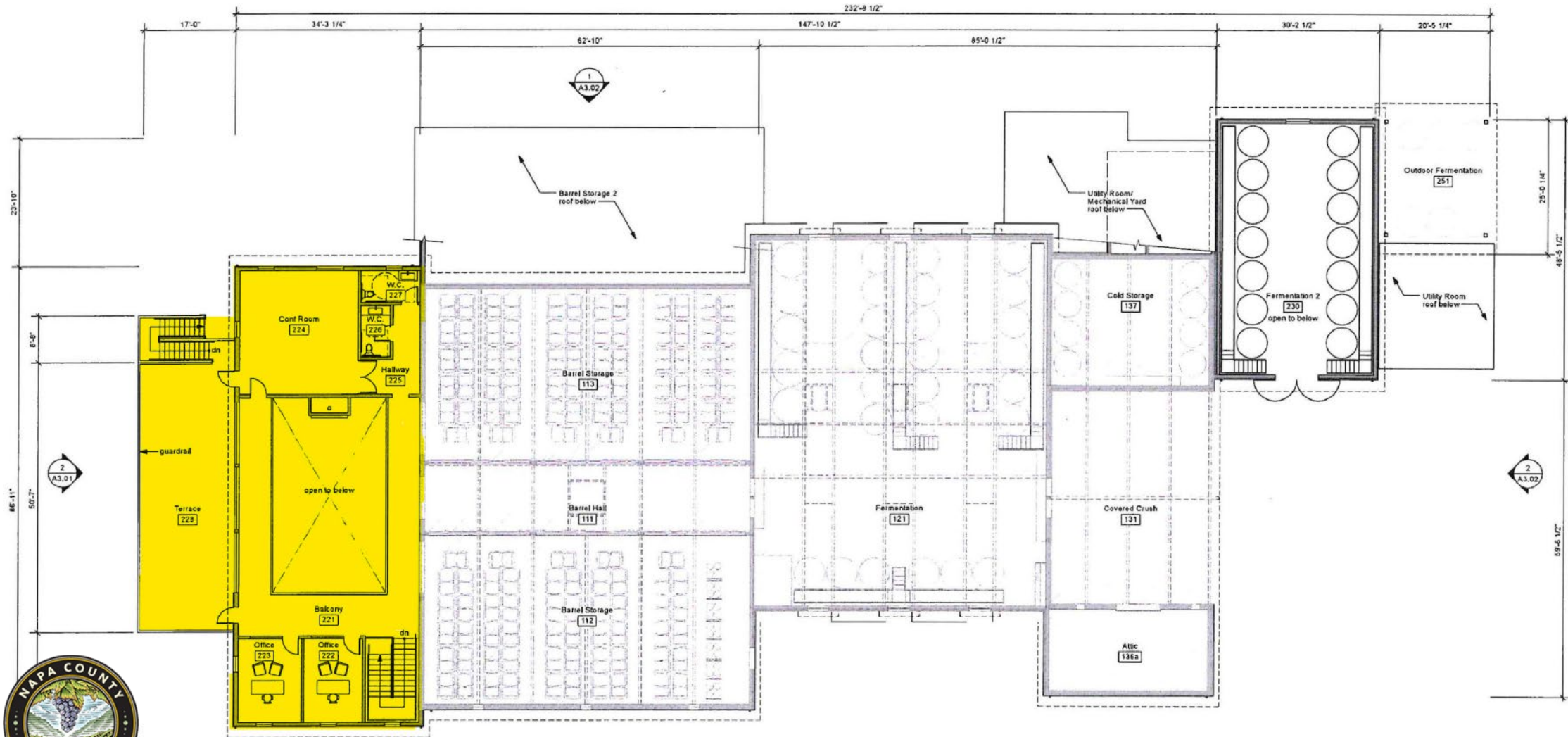


	Existing	Proposed Request
Visitation	15 visitors/day 105 visitors/week 5,475 visitors/year 10:00 a.m. – 6:00 p.m.	34 visitors/day 238 visitors/week 12,410 visitors/year 10:00 a.m. – 6:00 p.m.
Marketing Program	6 events/year with 30 guests 1 event/year with 125 guests 10:00 a.m. – 10:00 p.m. (including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





3. Applicant's Response

Use Permit Major Modification (P23-00057-UP)



Project Updates

1. Groundwater Use – 10% groundwater reduction
2. Noise – Updated Mitigation Measure NOISE-1, to include a definition of a “music performance”, which is not supported. Additionally, Condition of Approval 4.20.c. was added, requiring noise monitoring.
3. Habitat Restoration – applicant proposes working with the California Department of Fish and Wildlife to develop a restoration plan for the area between Dry Creek and the proposed Barrel Storage expansion area.
4. Process Wastewater Irrigation Storage Tank – the applicant proposes new measures to ensure the water tank does not leak and to protect the area in the event that the tank does so.



Water Use

Source of Demand	Existing (AFY)	Proposed (AFY)	Difference (AFY)
Primary Residence	0	0	0
Vineyard Irrigation	3	2.19	-0.81
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	12.07	-0.40



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 decrease groundwater use by 0.4 AFY compared to existing conditions. (3.57 AFY + 8.5 AFY = 12.07 AFY)



Noise

Illingworth & Rodkin prepared a September 5, 2025, Noise Assessment Addendum for the proposed project, which defined and clarified the difference between “non-amplified background music”, which would meet Napa County’s Noise Ordinance, and “non-amplified music performances”, which would not meet Napa County’s Noise Ordinance.

- 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. 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.
- 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.



Noise

Mitigation measure **NOISE-1**: Outdoor visitation and marketing events shall not include acoustic music performances. (Acoustic music performances are defined as a musical group of four or more, or individuals playing brass and/or drum instruments.)

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



Figure 2: Site, Noise Measurement Locations and Adjacent Residences



Noise

Condition of Approval 4.20.c. - Noise Monitoring [Summary]

1. The permittee shall hire a qualified acoustical engineer to conduct noise monitoring prior to and during two (2) 30 person and one (1) 125 person marketing events with non-amplified background music held at the outdoor covered terrace... [according to specific methods]
2. The acoustical engineer shall prepare a report and the permittee shall submit the results of the noise monitoring to the Napa County Planning Division within one year of the initiation marketing events at the covered terrace as approved by this permit.
3. The Planning Commission shall hold a publicly noticed monitoring hearing on this approval approximately six (6) months after the submittal of the noise monitoring report for Arrow and Branch Winery. The hearing shall focus on noise impacts, if any... [additional payment requirements]

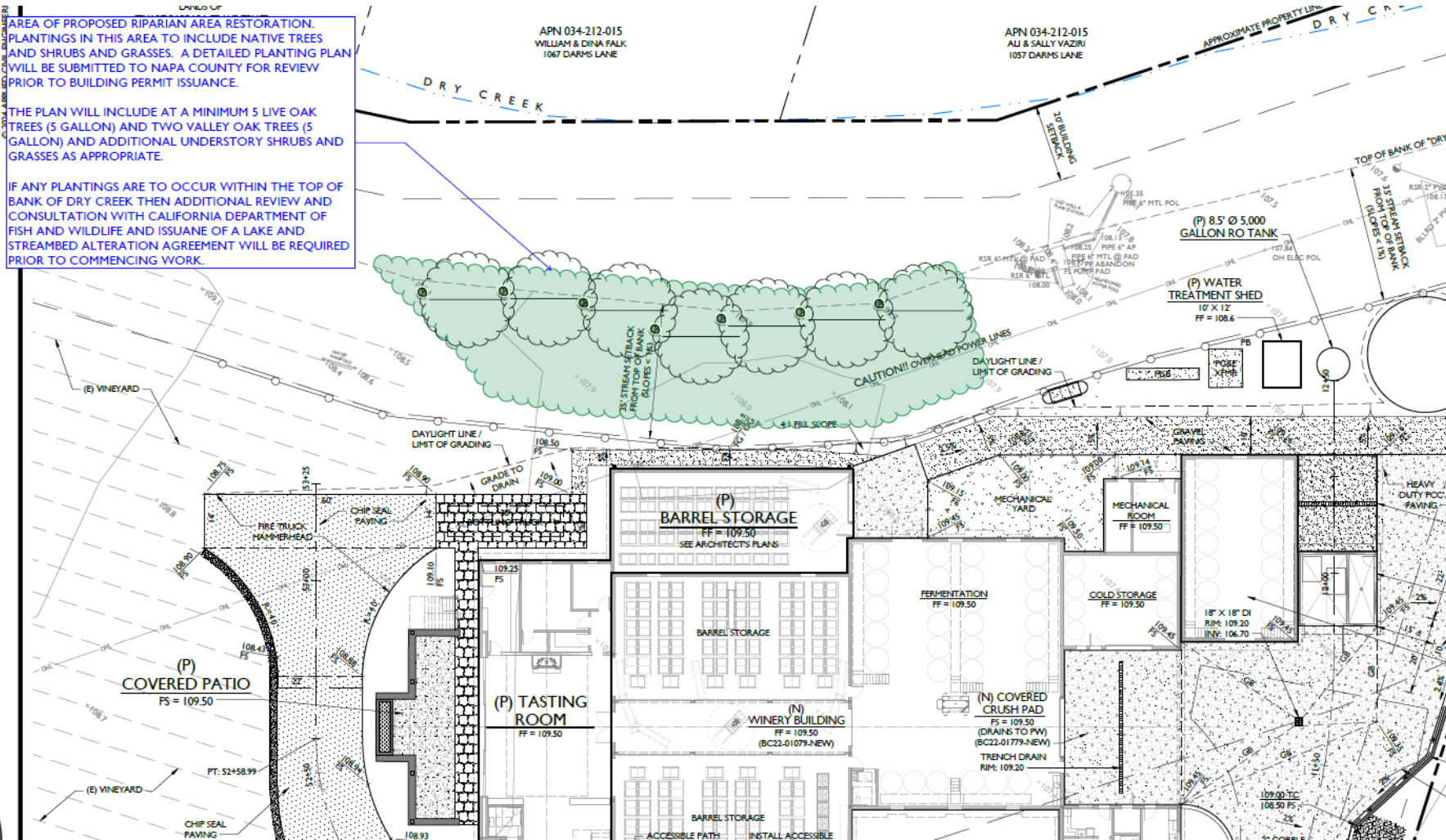


Habitat Restoration

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.



Process Wastewater Irrigation Storage Tank

The applicant has updated the scope of their project to include design and operation measures to ensure that the water tank does not leak and to protect the area in the event that the tank does so. Staff has incorporated the proposed activities as Condition of Approvals 6.15.f and 9.9.a-c.

- 6.15.f. The 81,100 gallon treated process wastewater irrigation storage tank shall be designed in compliance with the California Building Code structural and seismic requirements.
- 9.9.a. Prior to final occupancy, the permittee shall install a high-level alarm on the treated process wastewater irrigation tank to sound when the tank achieves two-thirds capacity. The alarm shall notify winery personnel when the tank is nearing capacity level, to implement an irrigation cycle to lower the tank water level, as needed to accommodate upcoming winery activities' water use.
- 9.9.b. Prior to final occupancy, the permittee shall prepare a daily visual inspection program to be implemented, that will inspect the treated process wastewater irrigation tank for leakage at least once each day during normal operating hours.
- 9.9.c. Prior to final occupancy, the permittee shall obtain all of the necessary permits to install a soil berm (6 inches to 9 inches tall) around the side of the treated process wastewater irrigation tank nearest to Dry Creek and construct the soil berm. The soil berm shall not be located with the site's designated Stream Setback.





4. Recommendation

Use Permit Major Modification (P23-00057-UP)



Staff's Recommendation

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



Thank you

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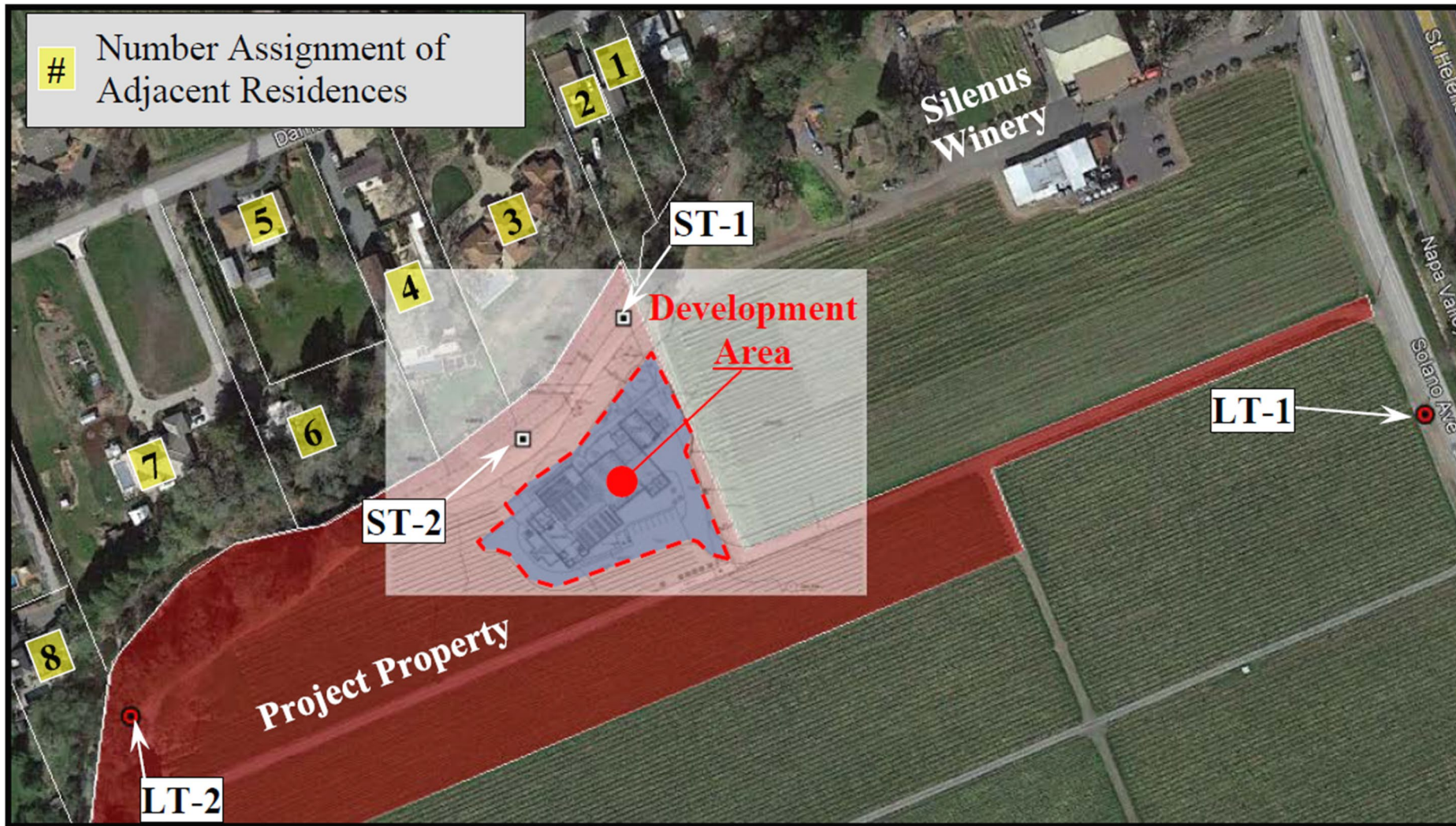
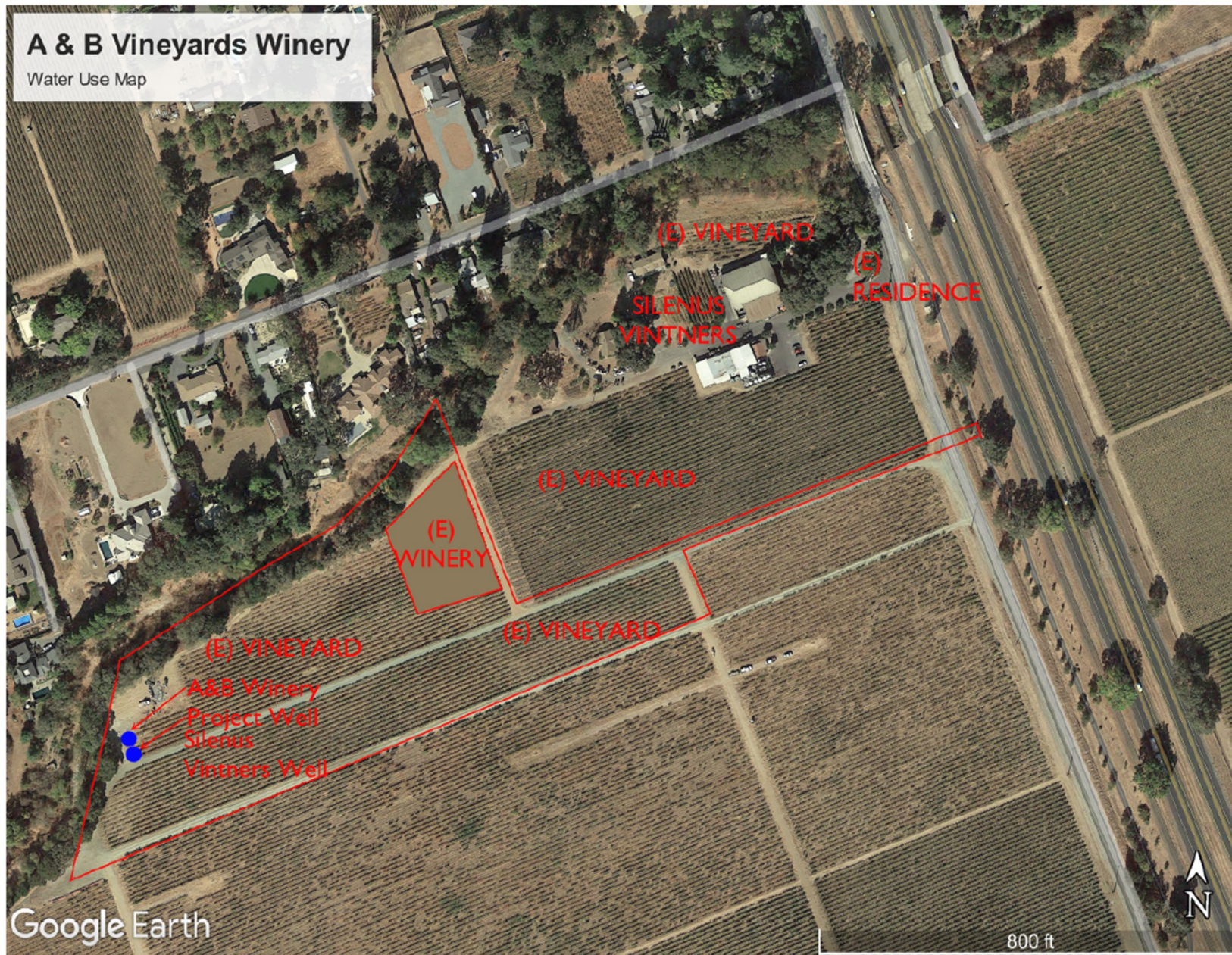
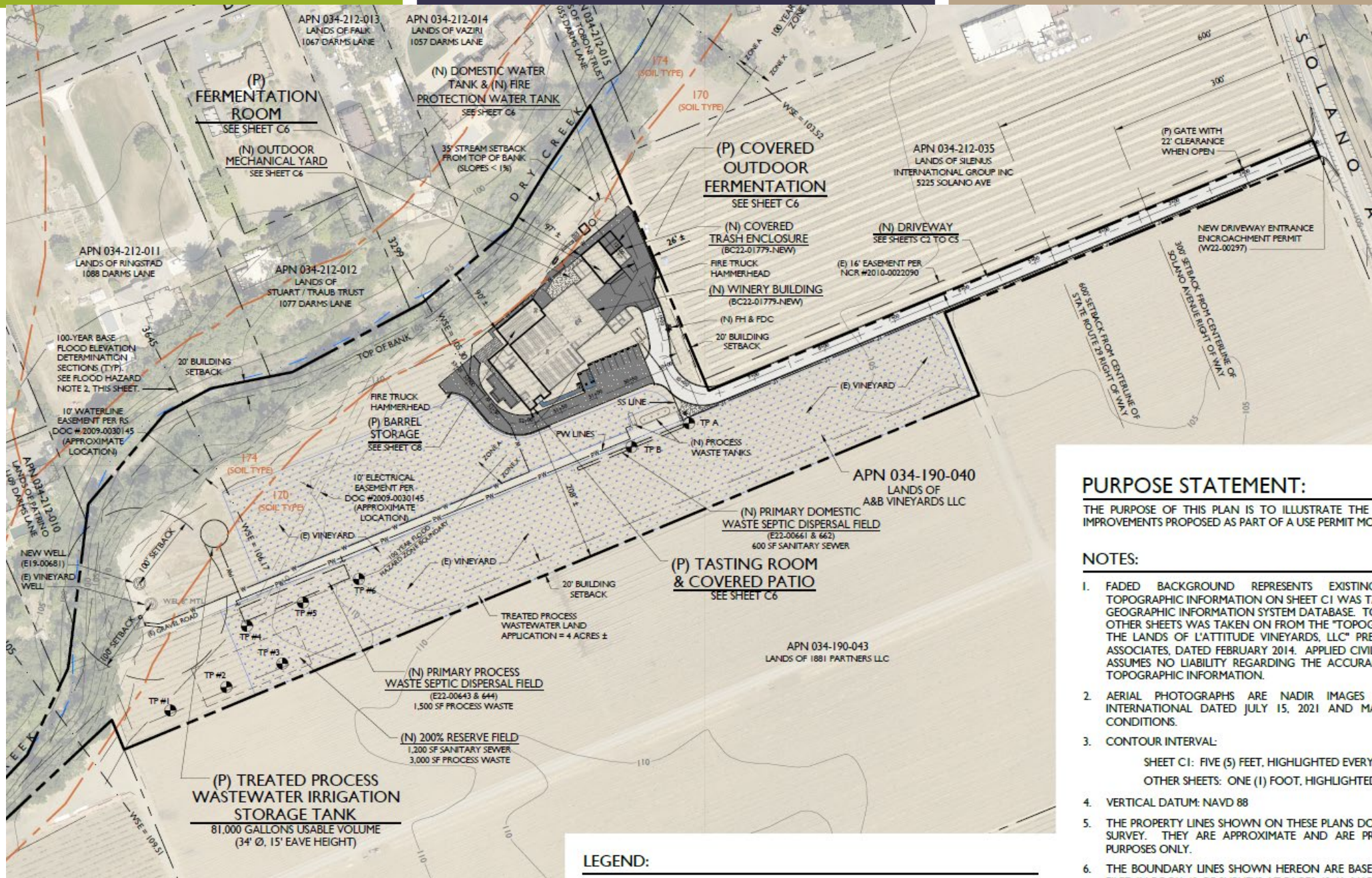


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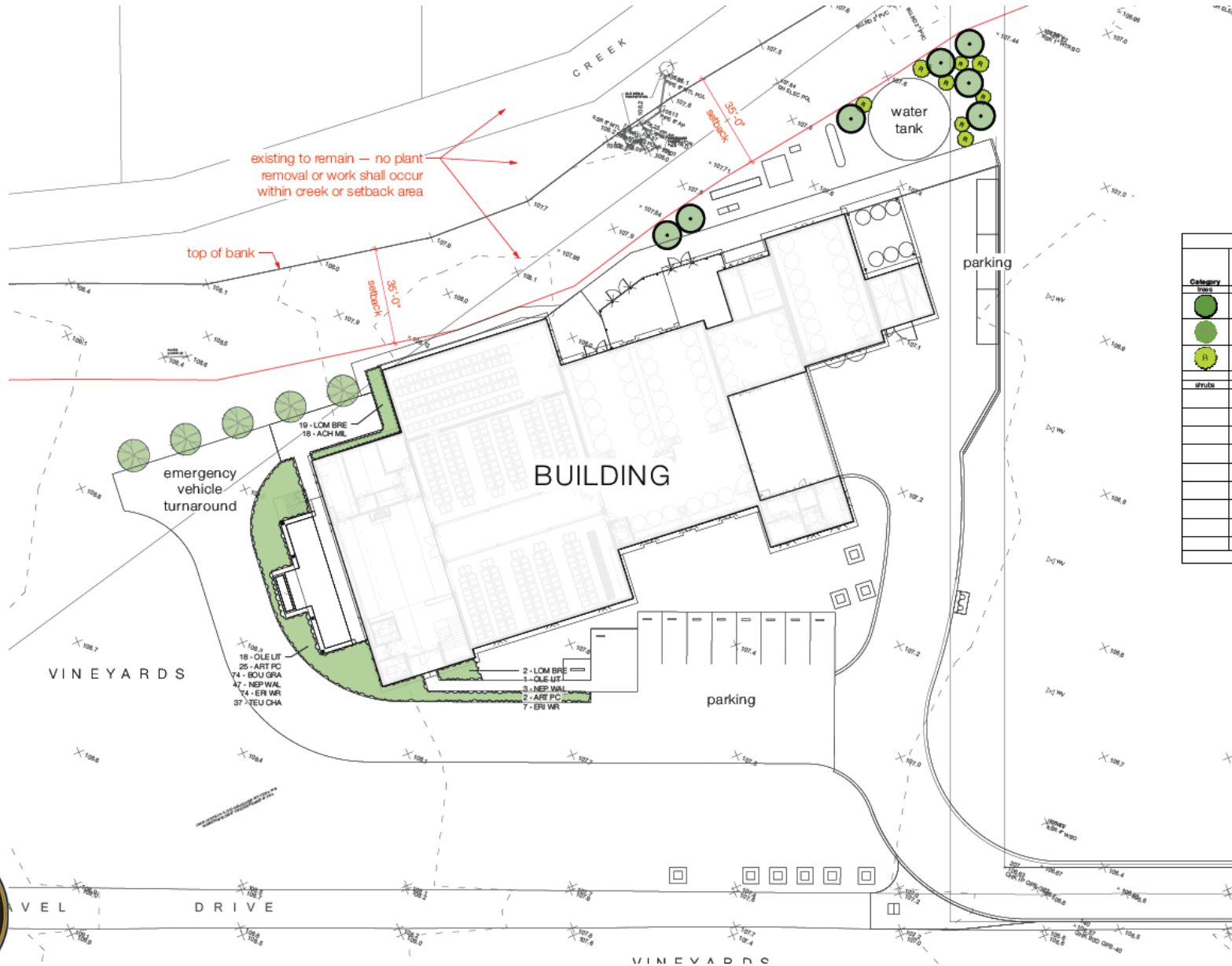




THE PURPOSE OF THIS PLAN IS TO ILLUSTRATE THE IMPROVEMENTS PROPOSED AS PART OF A USE PERMIT MC

NOTES:

1. FADED BACKGROUND REPRESENTS EXISTING TOPOGRAPHIC INFORMATION ON SHEET C1 WAS THE GEOGRAPHIC INFORMATION SYSTEM DATABASE. ON OTHER SHEETS WAS TAKEN ON FROM THE "TOPOGRAPHIC MAPS OF THE LANDS OF L'ATTITUDE VINEYARDS, LLC" PREPARED BY JAMES H. HARRIS & ASSOCIATES, DATED FEBRUARY 2014. APPLIED CIVIL ENGINEERING ASSUMES NO LIABILITY REGARDING THE ACCURACY OF THE TOPOGRAPHIC INFORMATION.
2. AERIAL PHOTOGRAPHS ARE NADIR IMAGES, AIRCRAFT PHOTOGRAPHY DATED JULY 15, 2021 AND MAY 2022 UNDER IDEAL CONDITIONS.
3. CONTOUR INTERVAL:
SHEET C1: FIVE (5) FEET, HIGHLIGHTED EVERY FIFTH FEET
OTHER SHEETS: ONE (1) FOOT, HIGHLIGHTED EVERY FIFTH FEET
4. VERTICAL DATUM: NAVD 88
5. THE PROPERTY LINES SHOWN ON THESE PLANS DO NOT REPRESENT THE RESULTS OF A SURVEY. THEY ARE APPROXIMATE AND ARE FOR INFORMATIONAL PURPOSES ONLY.
6. THE BOUNDARY LINES SHOWN HEREON ARE BASED ON THE INFORMATION PROVIDED BY THE CLIENT.



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>Eriogonum glaucum</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>Rauvolfia canescens</i>	Mall Germander	1 gallon	37	Y	Y	L

