

# 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)

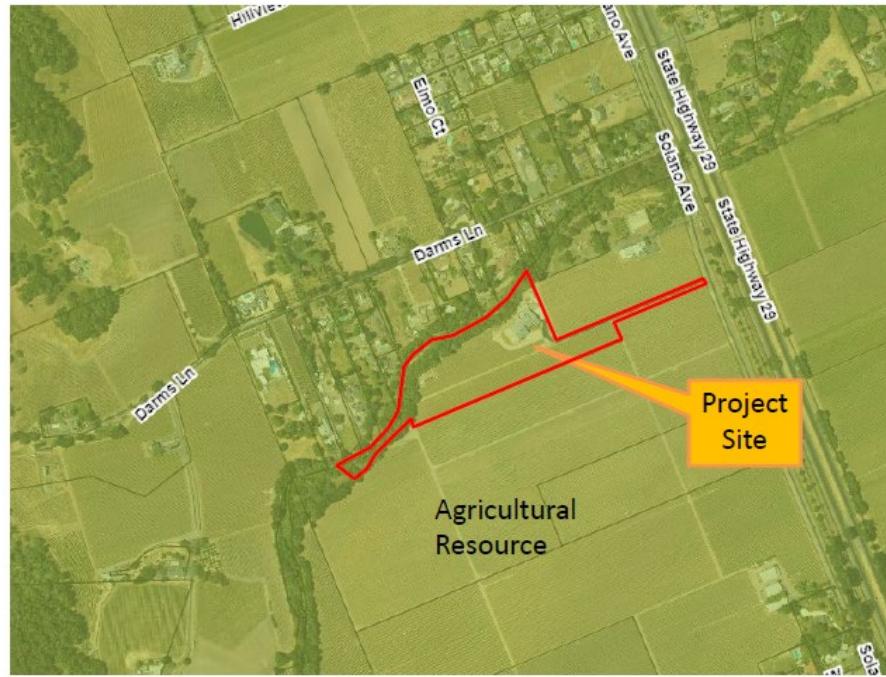


# Site Description

APN: 034-190-040-000

5215 Solano Ave, Napa

General Plan Designation:  
Agriculture Resource (AR)



## 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

Arrow and Branch Winery Use Permit Major Modification P23-00057-MOD

# Site Description

Zoning District:  
Agricultural Preserve (AP)



# Site Description

## Existing Uses:

- Winery
- Vineyard
- Two Wells



Existing Conditions



## 2. Permit Request

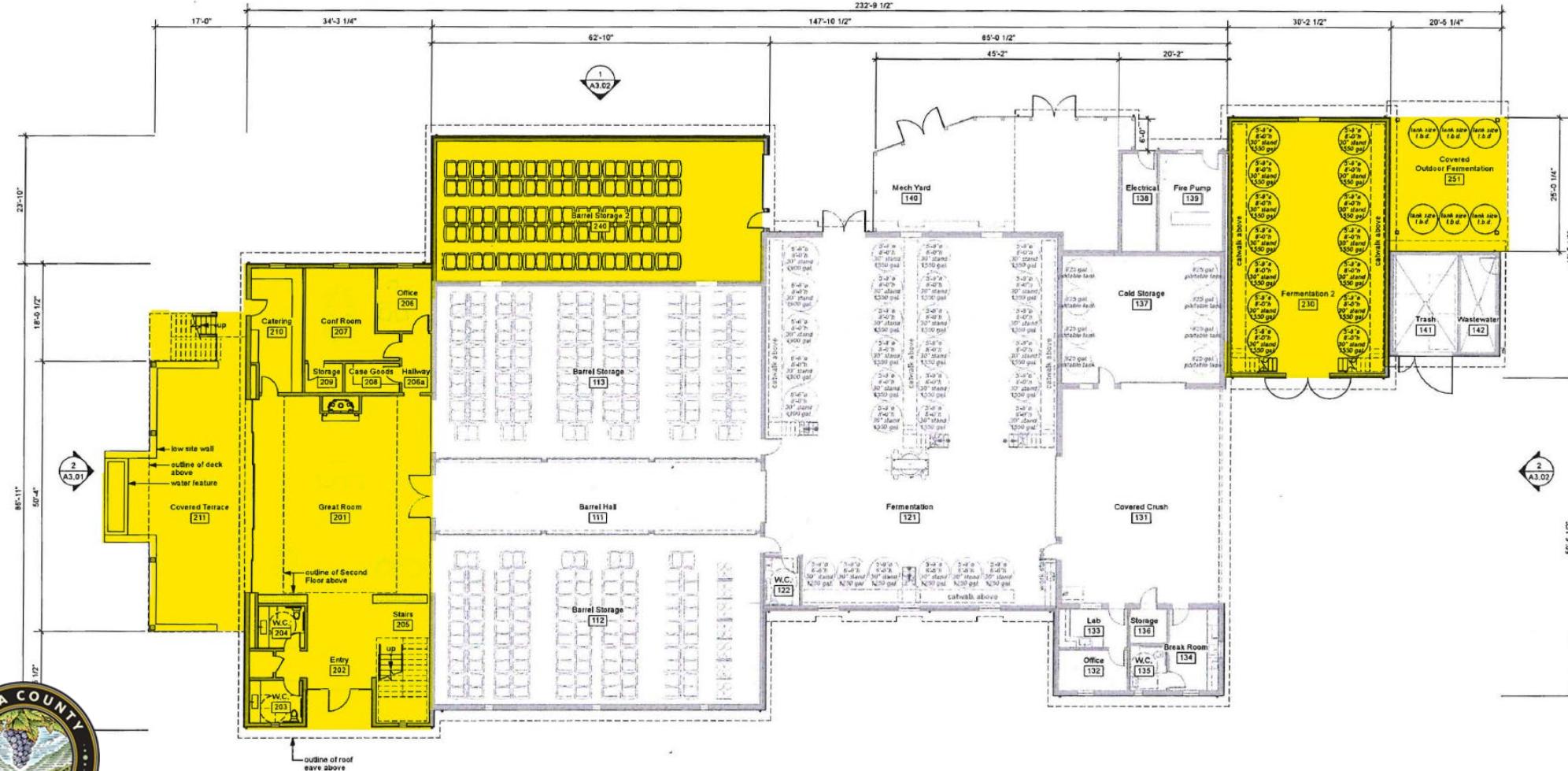
Use Permit Major Modification (P23-00057-UP)



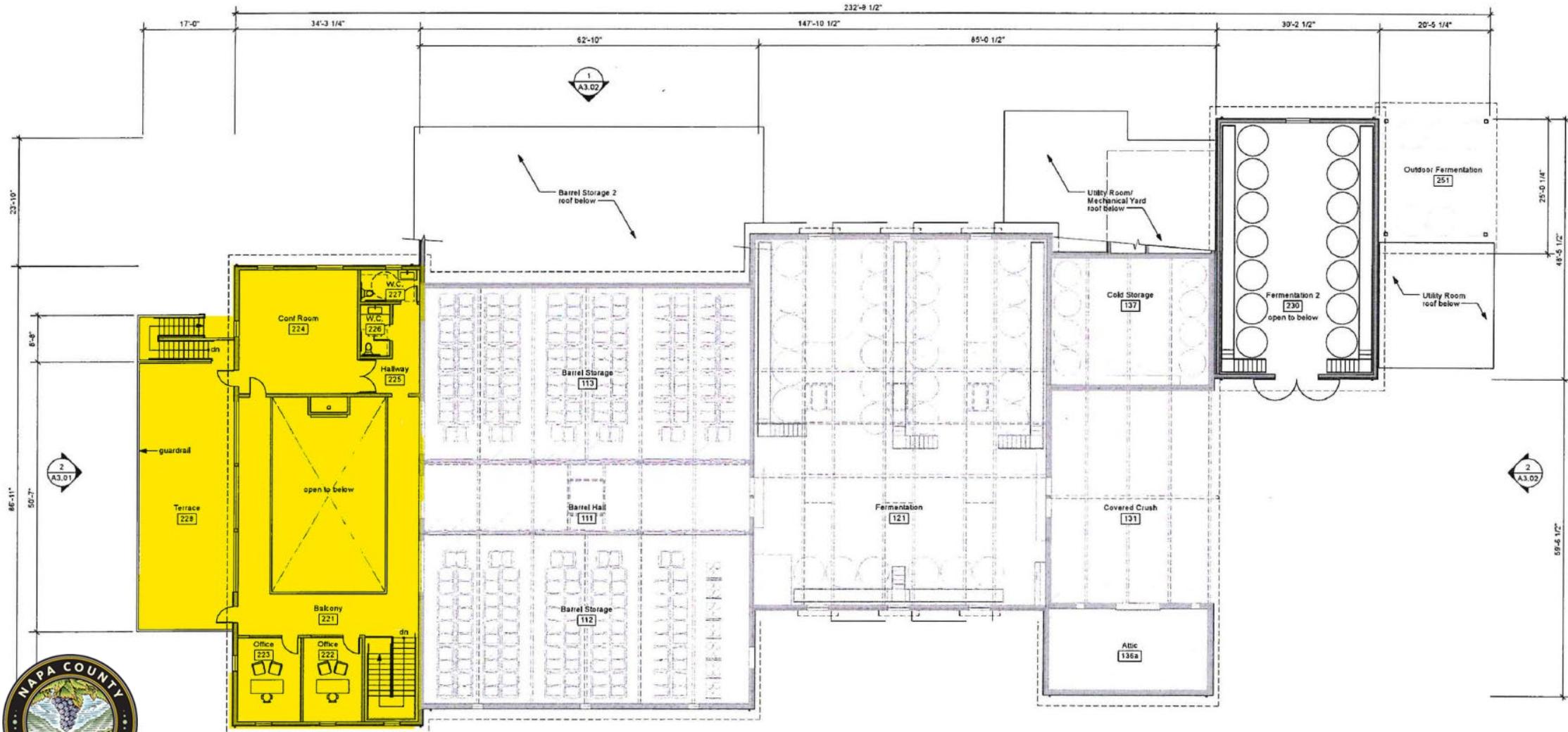


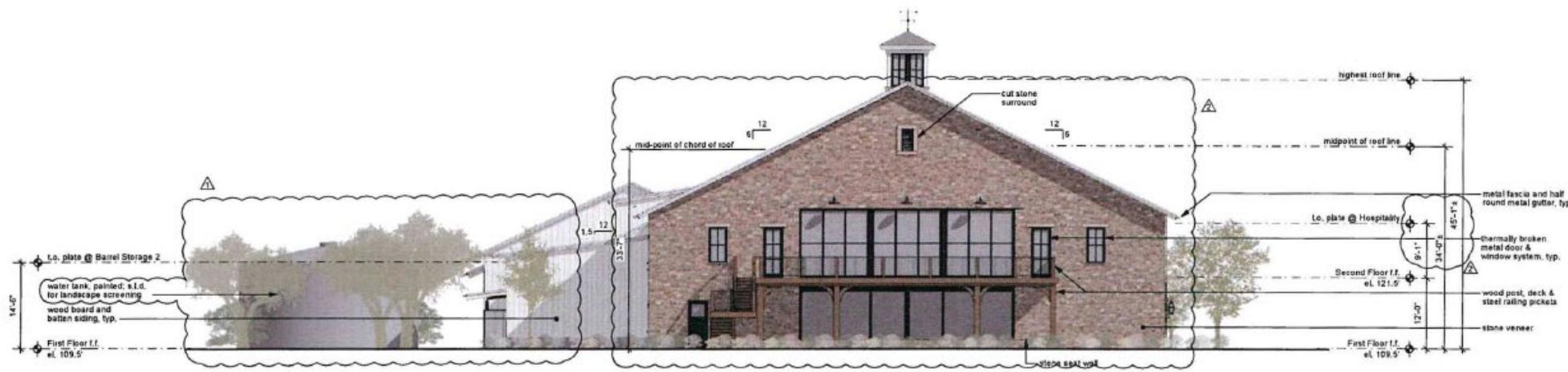
	<b>Existing</b>	<b>Proposed Request</b>
<b>Visitation</b>	15 visitors/day 105 visitors/week 5,475 visitors/year 10:00 a.m. – 6:00 p.m.	34 visitors/day 238 visitors/week 12,410 visitors/year 10:00 a.m. – 6:00 p.m.
<b>Marketing Program</b>	6 events/year with 30 guests 1 event/year with 125 guests 10:00 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)
<b>Employees</b>	FTE: 4	FTE: 5
<b>Parking Spaces</b>	12 (Including 1 ADA)	12 (Including 1 ADA)
<b>Production</b>	30,000 gallons 6:00 a.m. – 6:00 p.m.	45,000 gallons 6:00 a.m. – 6:00 p.m.
<b>Operating Hours</b>	7 Days/Week	7 Days/Week
<b>On-site Consumption</b>	Outdoor Terrace, west of the barrel storage	Bottom floor of the Outdoor terrace, west of the tasting room

## 1<sup>st</sup> Floor



## 2nd Floor





2 Side Elevation (West)



1 Front Elevation (South)





# 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
Silanus Easement Well	8.5	8.5	0
<b>Total</b>	<b>12.47</b>	<b>12.07</b>	<b>-0.40</b>



# 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.

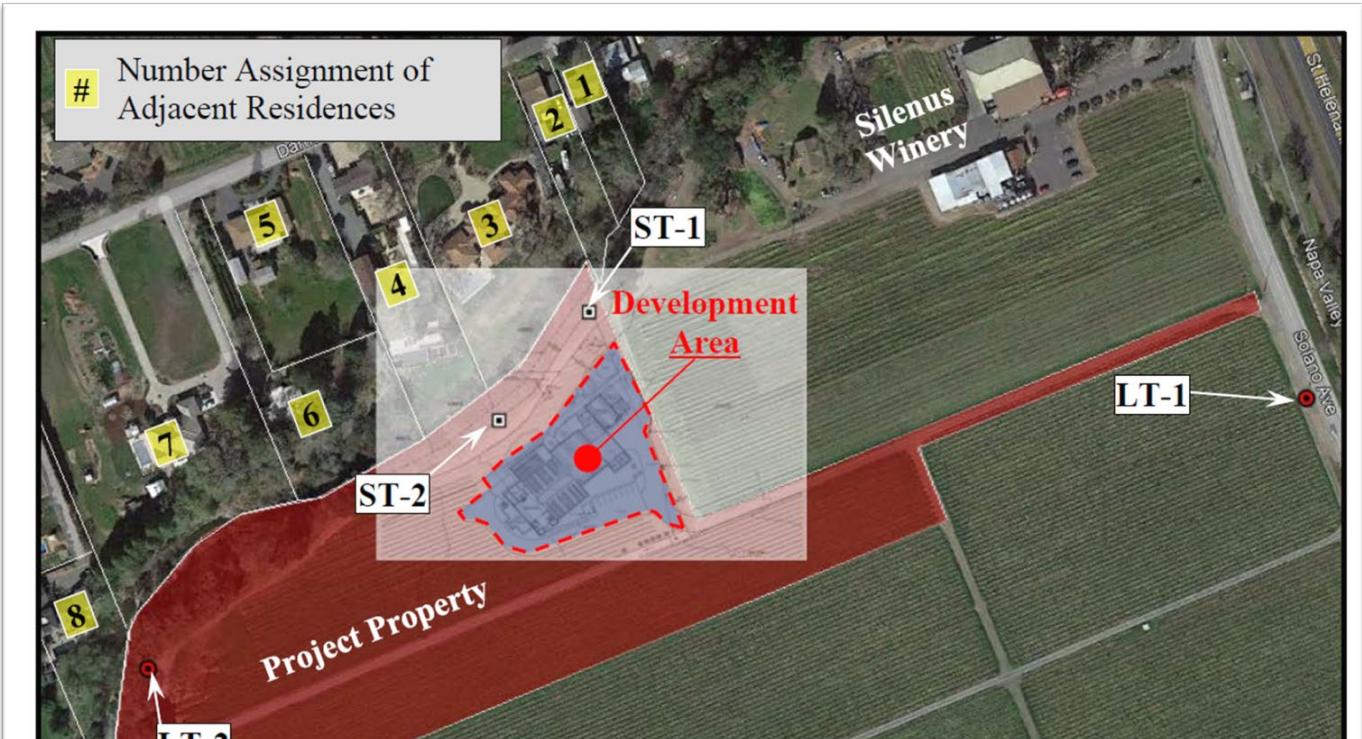


Figure 2: Site, Noise Measurement Locations and Adjacent Residences



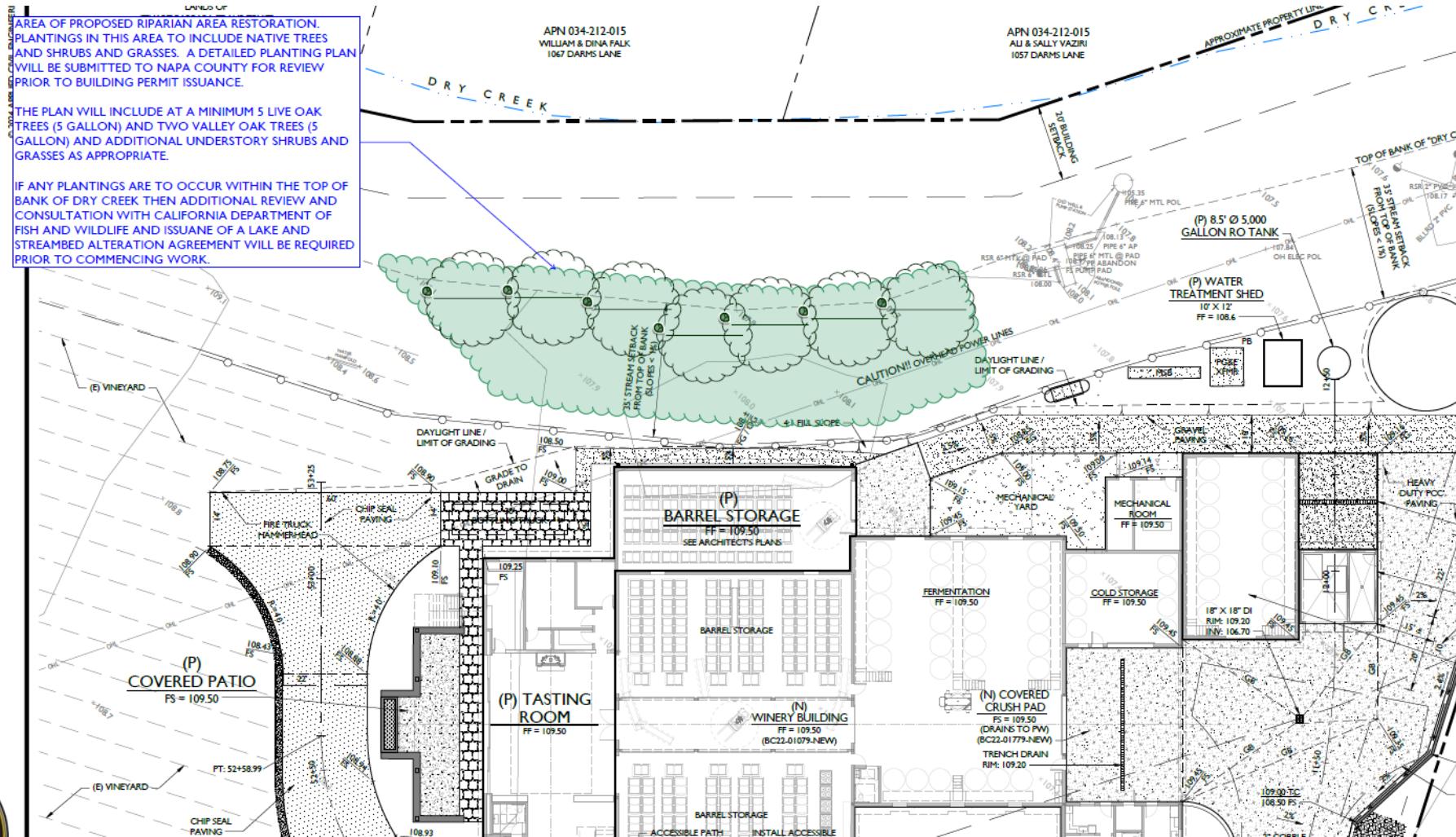
# Noise

## 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



# 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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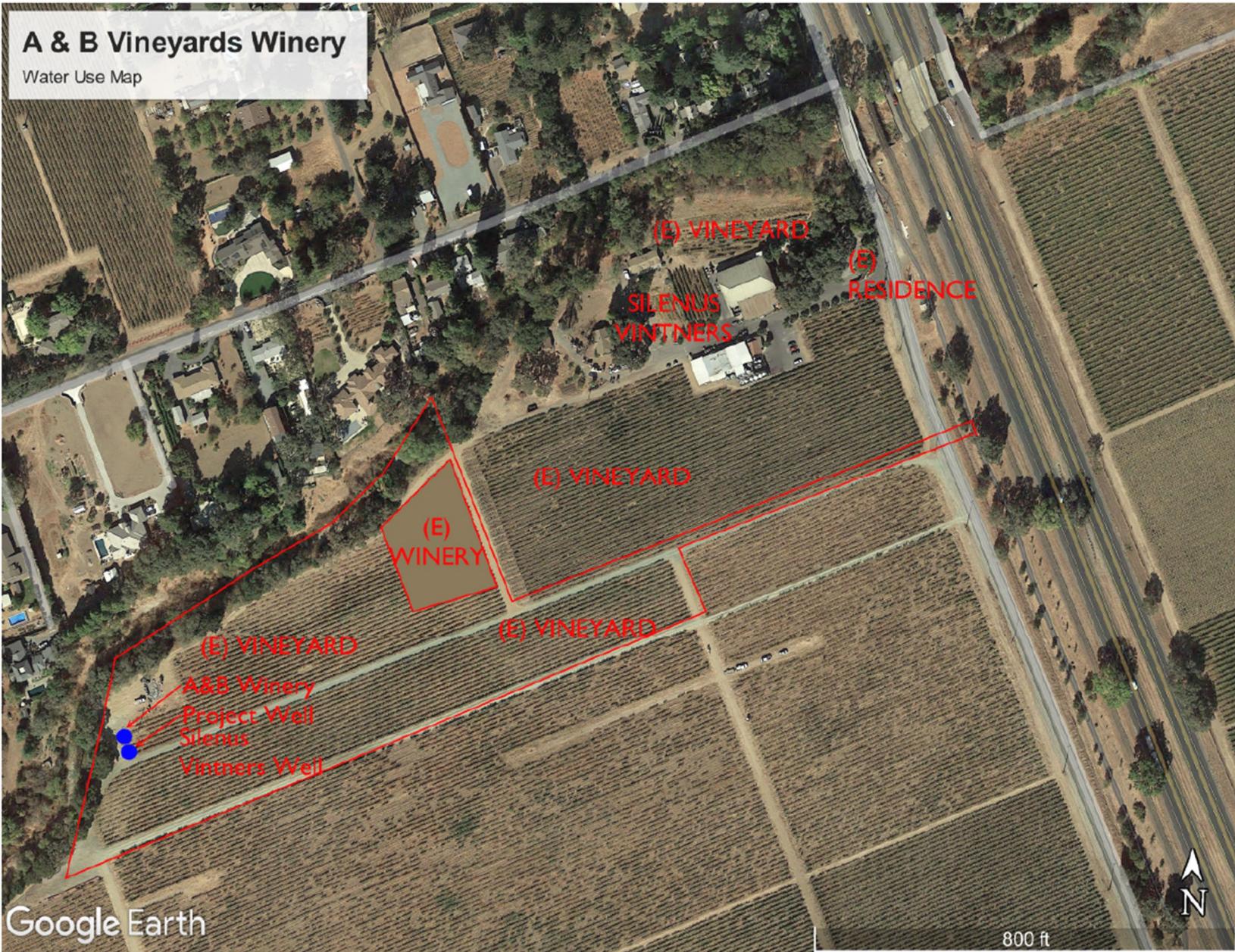


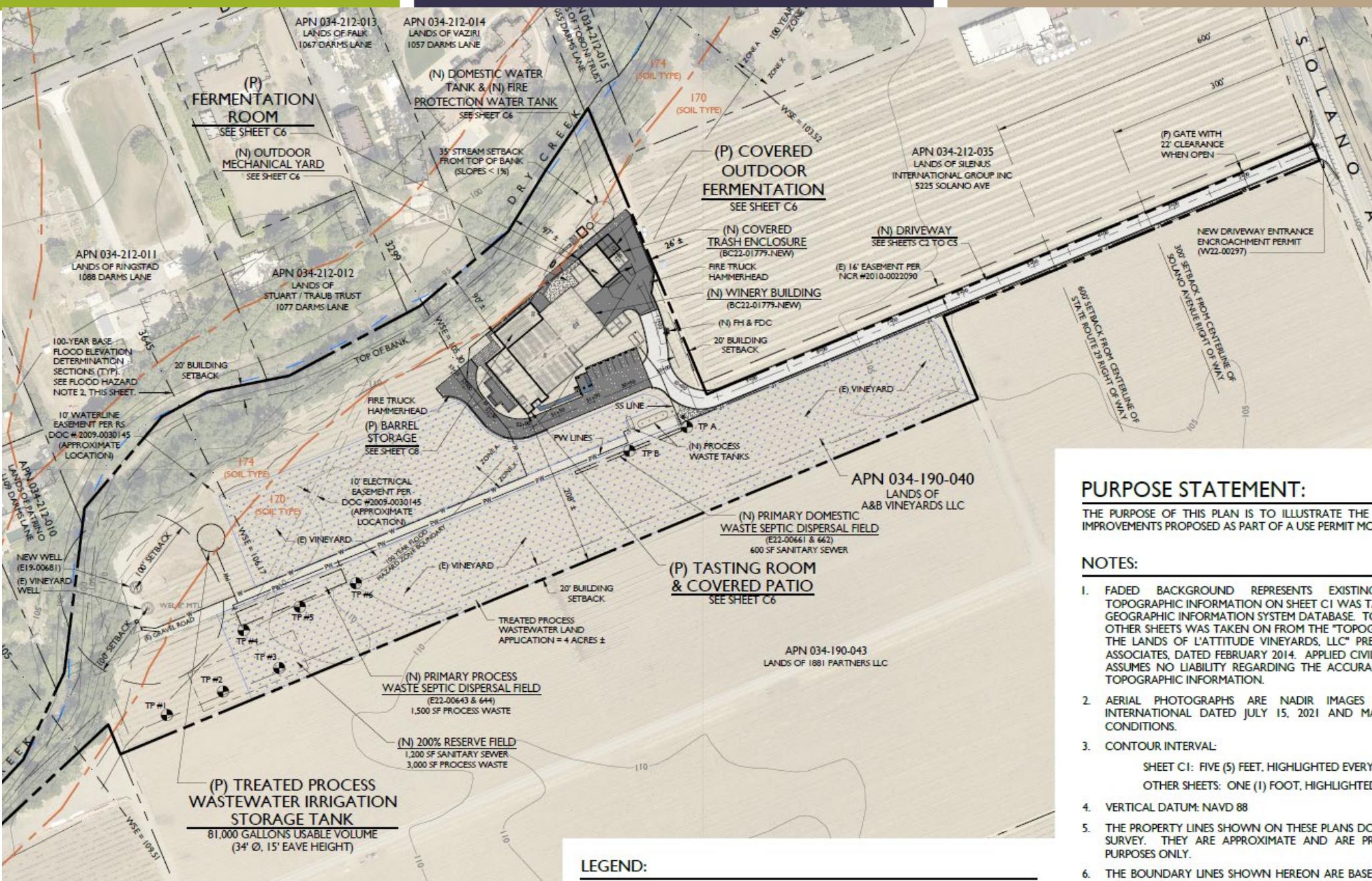
@countyofnapa





Figure 2: Site, Noise Measurement Locations and Adjacent Residences



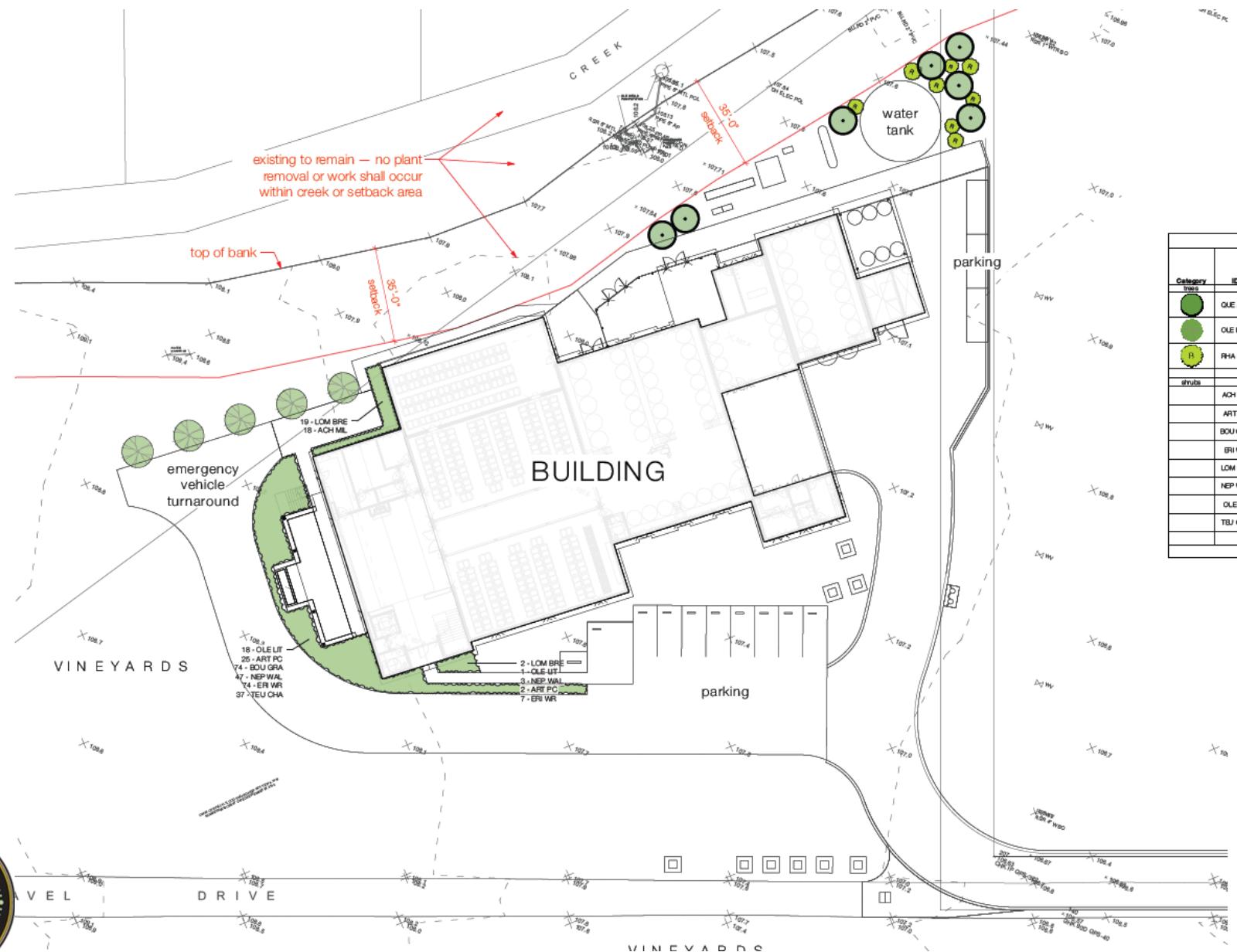


## PURPOSE STATEMENT:

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

## NOTES:

- I. FADED BACKGROUND REPRESENTS EXISTING TOPOGRAPHIC INFORMATION ON SHEET C1 WAS T. GEOGRAPHIC INFORMATION SYSTEM DATABASE. TO OTHER SHEETS WAS TAKEN ON FROM THE "TOPOC THE LANDS OF LATITUDE VINEYARDS, LLC" PRE ASSOCIATES, DATED FEBRUARY 2014. APPLIED CIVIL ASSUMES NO LIABILITY REGARDING THE ACCURATE TOPOGRAPHIC INFORMATION.
2. AERIAL PHOTOGRAPHS ARE NADIR IMAGES INTERNATIONAL DATED JULY 15, 2021 AND MA CONDITIONS.
3. CONTOUR INTERVAL:  
SHEET C1: FIVE (5) FEET, HIGHLIGHTED EVERY OTHER SHEETS: ONE (1) FOOT, HIGHLIGHTED
4. VERTICAL DATUM: NAVD 88
5. THE PROPERTY LINES SHOWN ON THESE PLANS DC SURVEY. THEY ARE APPROXIMATE AND ARE FOR PURPOSES ONLY.
6. THE BOUNDARY LINES SHOWN HEREON ARE BASED IN BOOK 10 OF SURVEYS AT PAGE 10, 11, AND



Plant List						
Category	ID	Latin Name	Common Name	Size	Quantity	Native
trees	QUE AGR	<i>Quercus agrifolia</i>	Coast Live Oak	24" box	7	Y Y L
trees	OLE EUR	<i>Olea europaea</i>	Olive	24" box	5	Y F
trees	RHA CAL	<i>Rhamnus californica</i>	Coffeeberry	24" box	8	Y Y L
shrubs	ACH MIL	<i>Achillea millefolium</i>	Yarrow	1 gallon	18	Y Y L
shrubs	ARTPC	<i>Artemisia x 'Powis Castle'</i>	Powis Castle Artemisia	1 gallon	27	Y L
shrubs	BOU GRA	<i>Bouteloua gracilis</i>	Blue grama grass	1 gallon	74	Y Y L
shrubs	BRI WR	<i>Erigeron glaucus 'Wayne Roderick'</i>	Wayne Roderick Fleabane	1 gallon	81	Y Y L
shrubs	LOM BRE	<i>Lomandra longifolia 'Greigii'</i>	Over-Matt Rush	1 gallon	21	Y L
shrubs	NEP WAL	<i>Nepeta x faassenii 'Walker's Low'</i>	Walker's Low Catmint	1 gallon	50	Y L
shrubs	OLELIT	<i>Olea europaea 'Little Ole'</i>	Little Ole	5 gallon	19	Y L
shrubs	TBU CHA	<i>Faerulium chamaedrys</i>	Wall Germander	1 gallon	57	L

