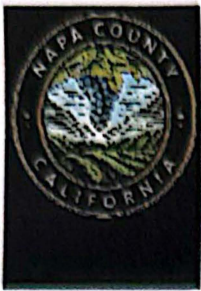


“E”

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: _____ Misc. Services <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.

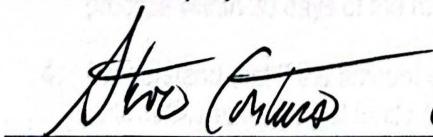
Applicant further agrees, as a condition of project approval, to defend, indemnify and hold harmless the County for all costs incurred in additional investigation of or study of, or for supplementing, redrafting, revising, or amending any document (such as an EIR, negative declaration, specific plan, 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)



Signature of Property Owner

6/23/2025

Date

Signature of Applicant

Date

Hourly Fee Agreement

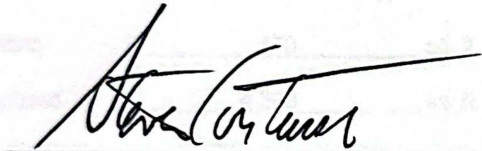
PROJECT File: P23-00057; request for Use Permit Minor Modification. I, Steven L. Contursi, the undersigned, hereby authorize the County of Napa to process the above referenced permit request in accordance with the Napa County Code. I am providing \$_____ as a deposit to pay for County staff review, coordination 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.



Owner's Signature

6/23/2025

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.



None - no vineyard expansion



Current Planting (Class II)



Proposed Planting (Class III)



Marketing Events and/or Temporary Events (Class III)

Please identify the winery's:

Current vineyard: Existing _____ Acre(s) Proposed _____ Acre(s)

Current vineyard (Production): Existing _____ Acre(s) Proposed _____ Acre(s)

Current vineyard (Propagatory): Existing _____ Acre(s) Proposed _____ Acre(s)

Current vineyard (Seedling): Existing _____ Acre(s) Proposed _____ Acre(s)

Current vineyard (Other): Existing _____ Acre(s) Proposed _____ Acre(s)

Current vineyard (Total): Existing _____ Acre(s) Proposed _____ Acre(s)

Current vineyard (Total): Existing _____ Acre(s) Proposed _____ Acre(s)

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).

<u>63,735</u> sq. ft.	<u>1.43</u> acres	<u>14.4</u> % 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
					Total Weekday Peak Hour Trips*	10
<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
					Total Weekend Peak Hour Trips*	12
<u>Maximum Annual Traffic</u>						
					Total Annual Trips**	9,197

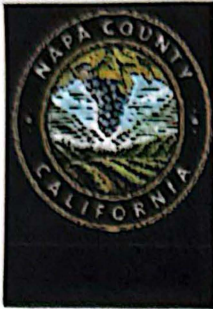
Proposed Winery					Harvest	Non-Harvest
<u>Maximum Daily Weekday Traffic (Friday)</u>						
	<u>Harvest</u>	<u>Non-Harvest</u>				
FT Employees	5	5	3.05 one way trips/employee	FT Employee Daily Trips	15.3	15.3
PT Employees	0	0	1.9 one way trips/employee	PT Employee Daily Trips	0.0	0.0
Max Visitors	34	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
					Total Weekday Peak Hour Trips*	17
<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
					Total Weekend Peak Hour Trips*	22
<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
				Net New Weekday Peak Hour Trips*	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
				Net New Weekend Peak Hour Trips*	10
<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	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> Solar Panels _____ _____ _____ _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	BMP-2	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> Observe stream setbacks as per County Conservation Regulations _____ _____

Already Doing	Plan To Do	ID #	BMP Name
<input type="checkbox"/>	<input type="checkbox"/>	BMP-3	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> <div style="text-align: center;">N/A</div>
<input type="checkbox"/>	<input type="checkbox"/>	BMP-4	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> Number of total vehicles _____ Typical annual fuel consumption or VMT _____ Number of alternative fuel vehicles _____ Type of fuel/vehicle(s) _____ Potential annual fuel or VMT savings _____
<input type="checkbox"/>	<input type="checkbox"/>	BMP-5	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>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	BMP-6	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> Tick box(es) for what your Transportation Demand Management Plan will/does include: <input checked="" type="checkbox"/> employee incentives <input type="checkbox"/> employee carpool or vanpool <input checked="" type="checkbox"/> priority parking for efficient transportation (hybrid vehicles, carpools, etc.) <input checked="" type="checkbox"/> bike riding incentives <input checked="" type="checkbox"/> bus transportation for large marketing events <input type="checkbox"/> Other: _____ Estimated annual VMT _____ Potential annual VMT saved _____ % Change _____

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 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.</p> <hr/> <hr/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	BMP-9	<p>Energy conserving lighting 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.</p> <hr/> <hr/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	BMP-10	<p>Energy Star Roof/Living Roof/Cool Roof 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.</p> <hr/> <hr/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	BMP-11	<p>Bicycle Incentives 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!</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 (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.</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 burned 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/> <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/> <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 ~~40~~ 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. 5FTE

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