

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

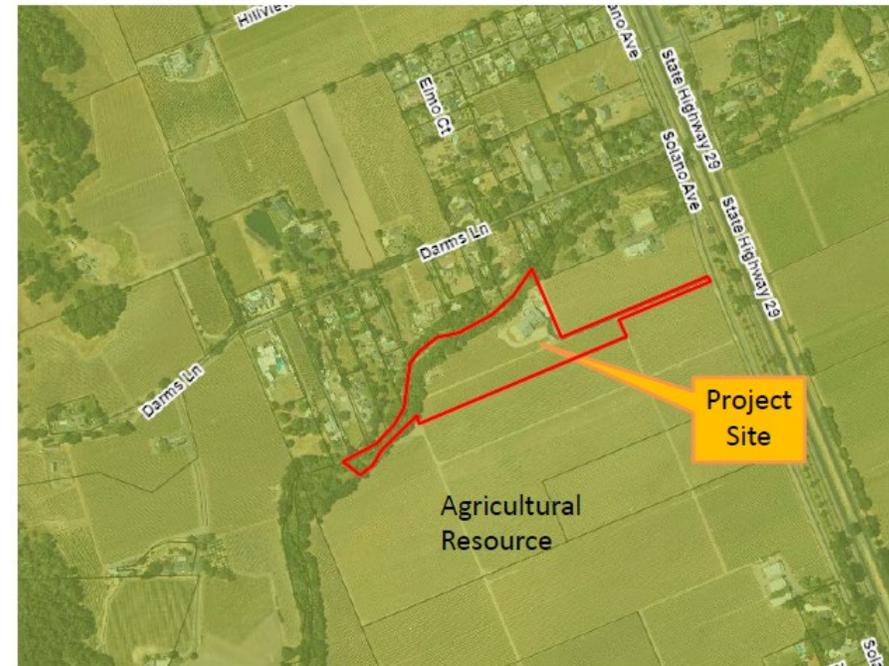
APN: 034-190-040-000

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

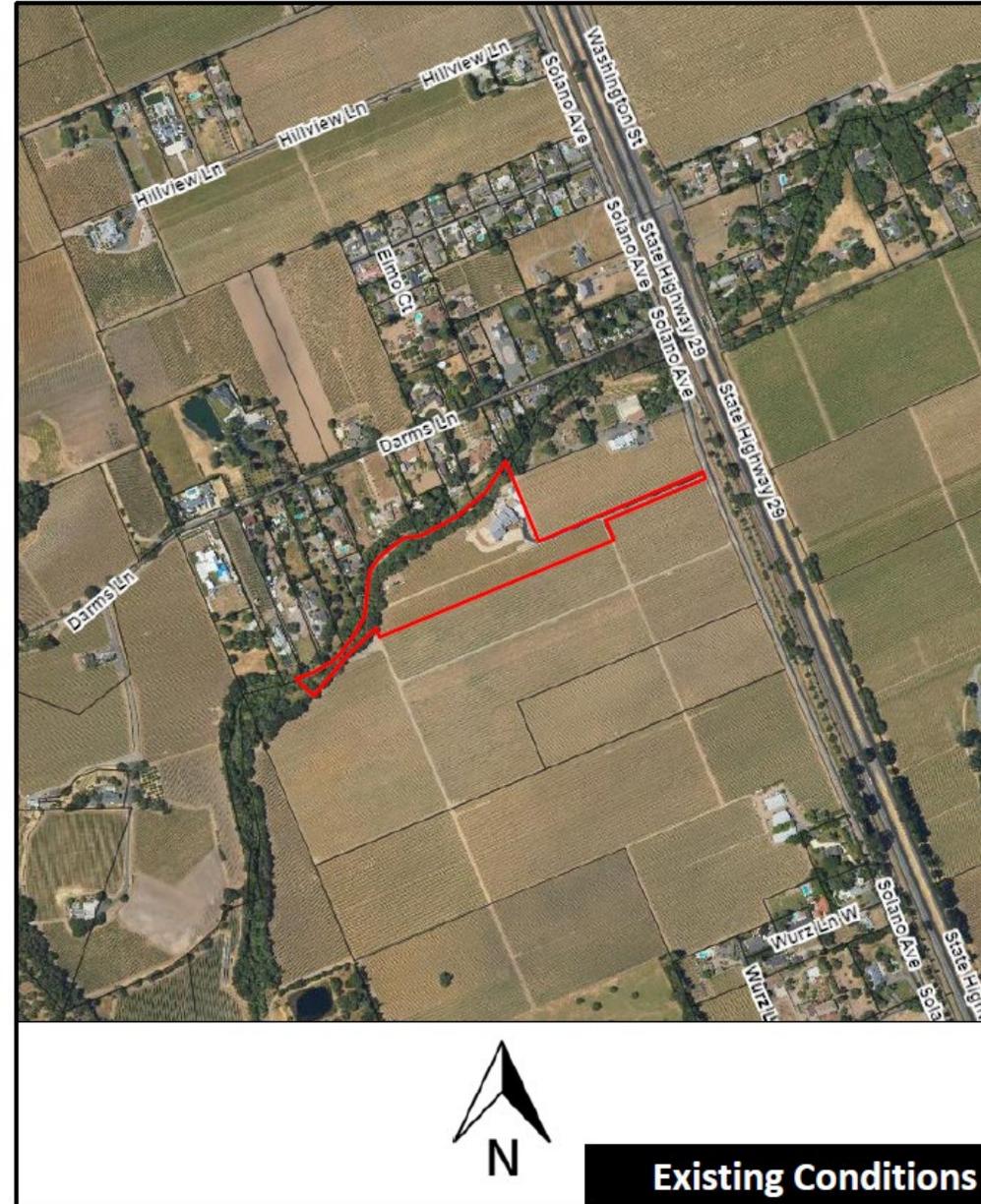
Zoning District:
Agricultural Preserve (AP)



Site Description

Existing Uses:

- Winery
- Vineyard
- Two Wells





2. Permit Request

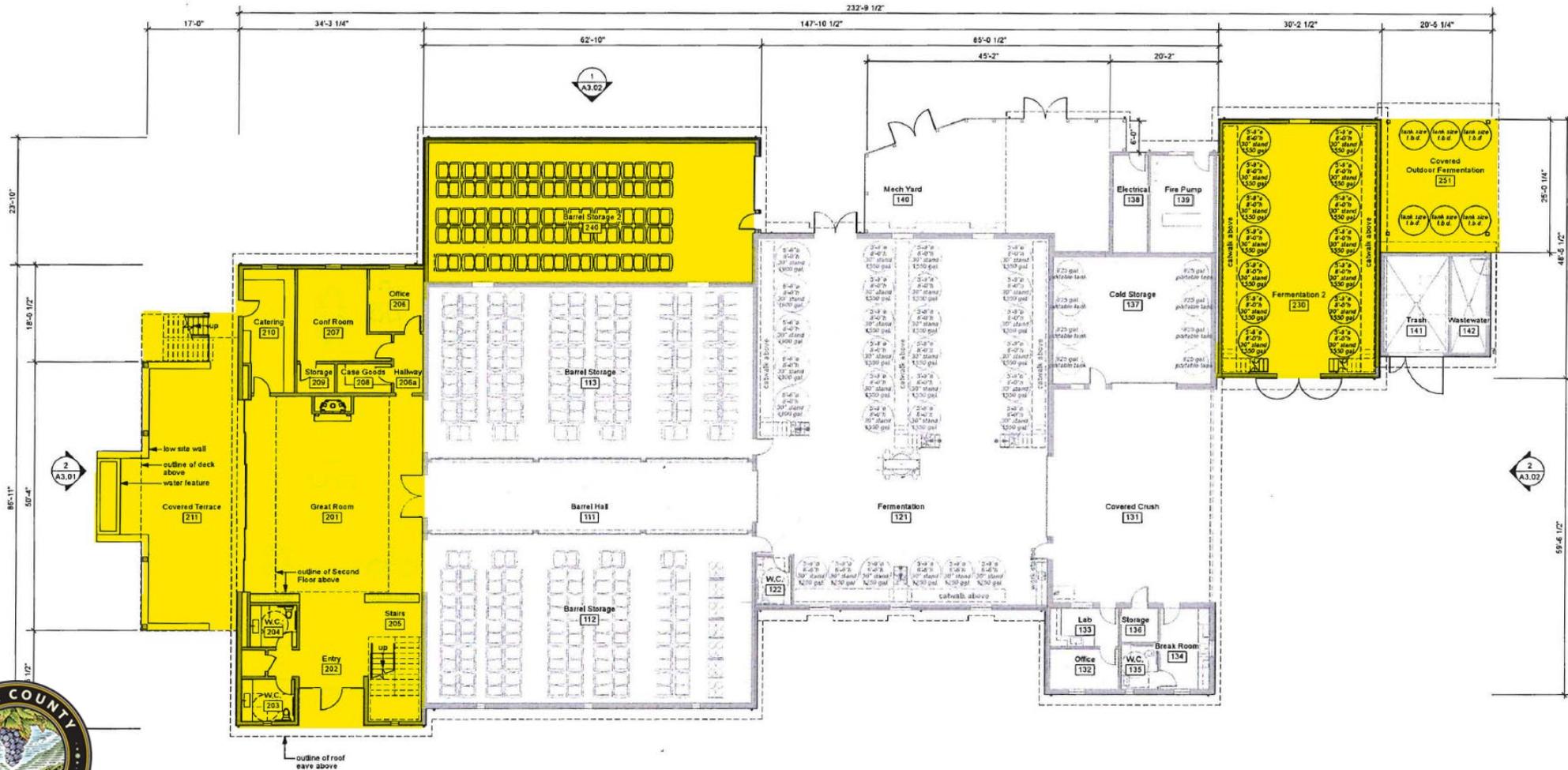
Use Permit Major Modification (P23-00057-UP)



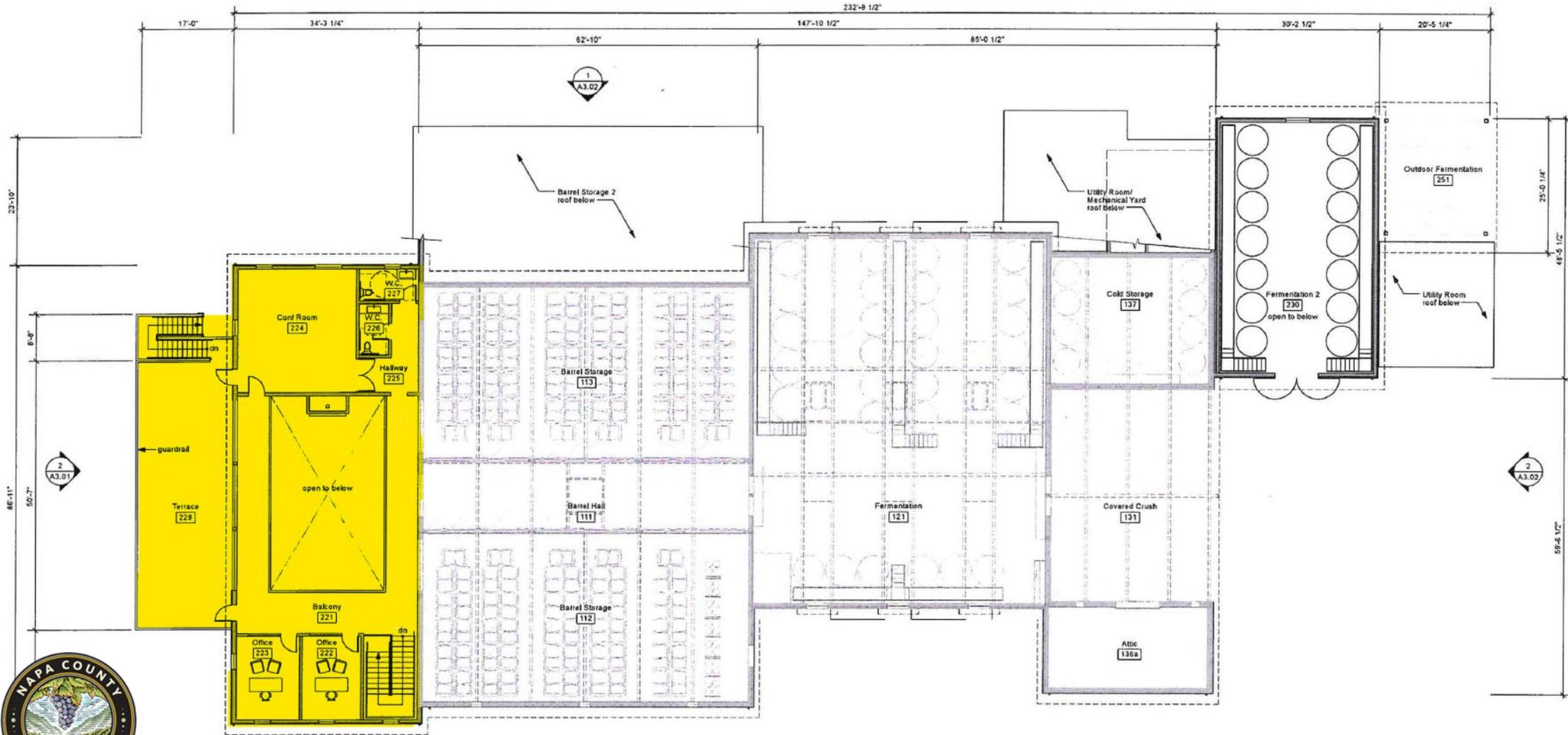


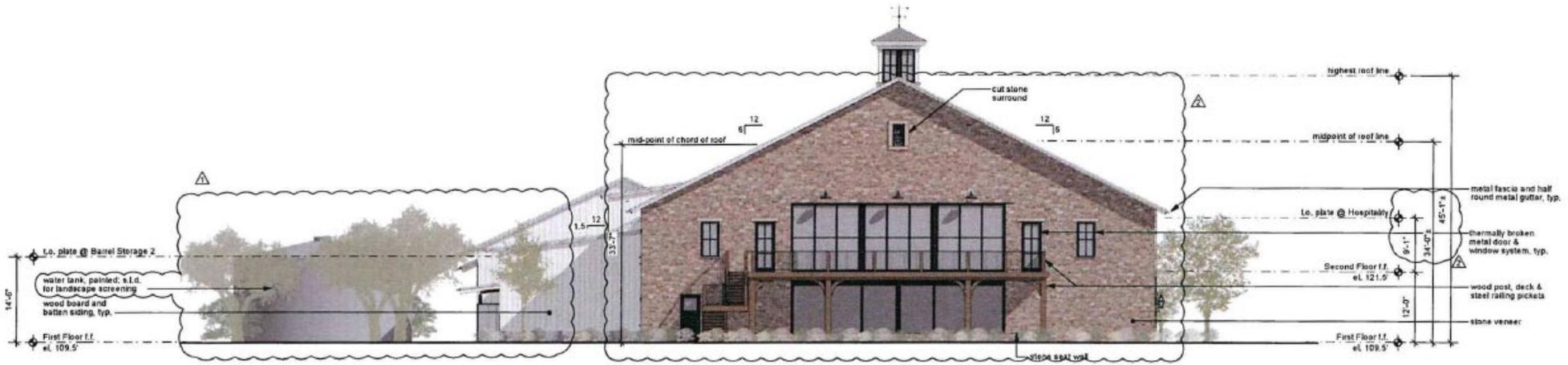
	Existing	Proposed Request
Visitation	15 visitors/day 105 visitors/week 5,475 visitors/year 10:00 a.m. – 6:00 p.m.	34 visitors/day 238 visitors/week 12,410 visitors/year 10:00 a.m. – 6:00 p.m.
Marketing Program	6 events/year with 30 guests 1 event/year with 125 guests 10:00 a.m. – 10:00 p.m. (including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

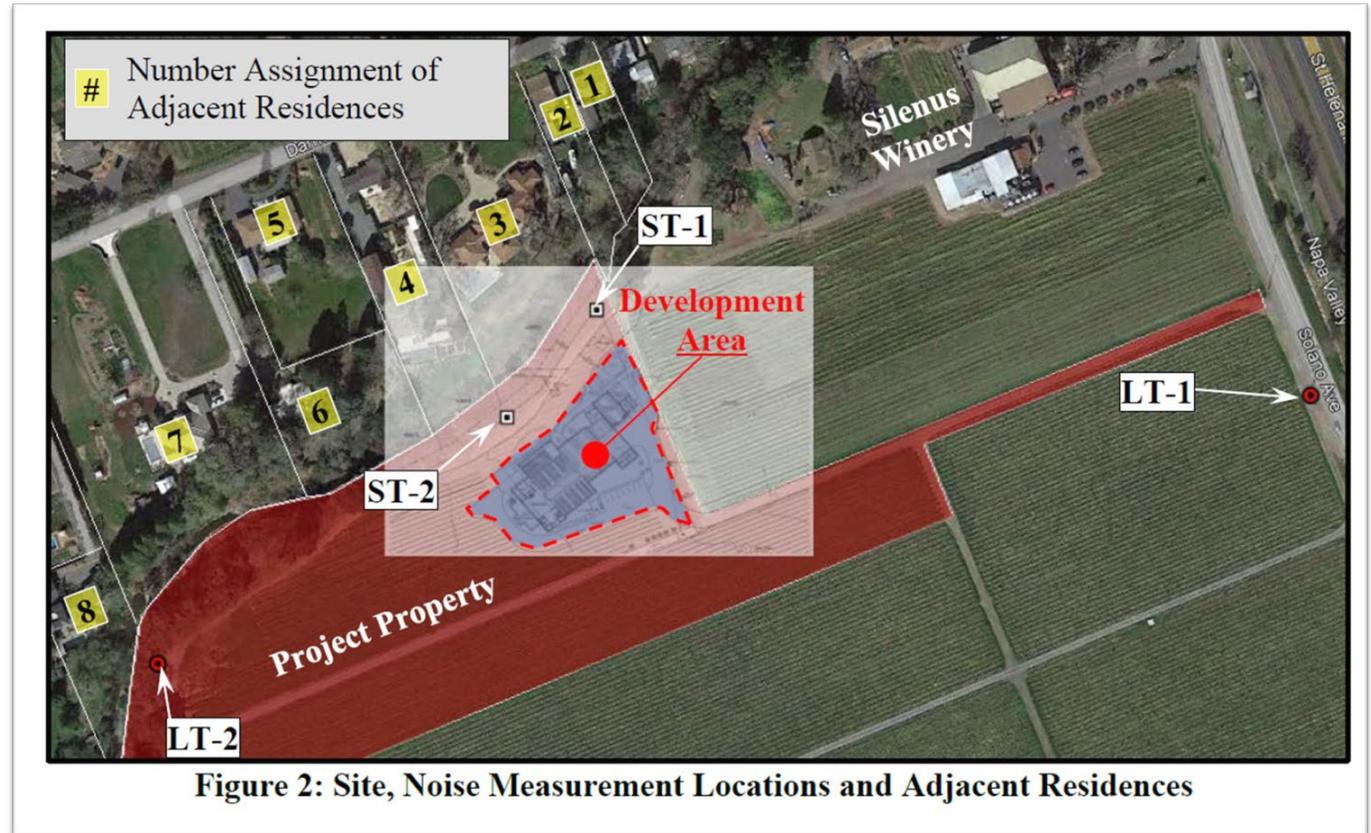


Figure 2: Site, Noise Measurement Locations and Adjacent Residences





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



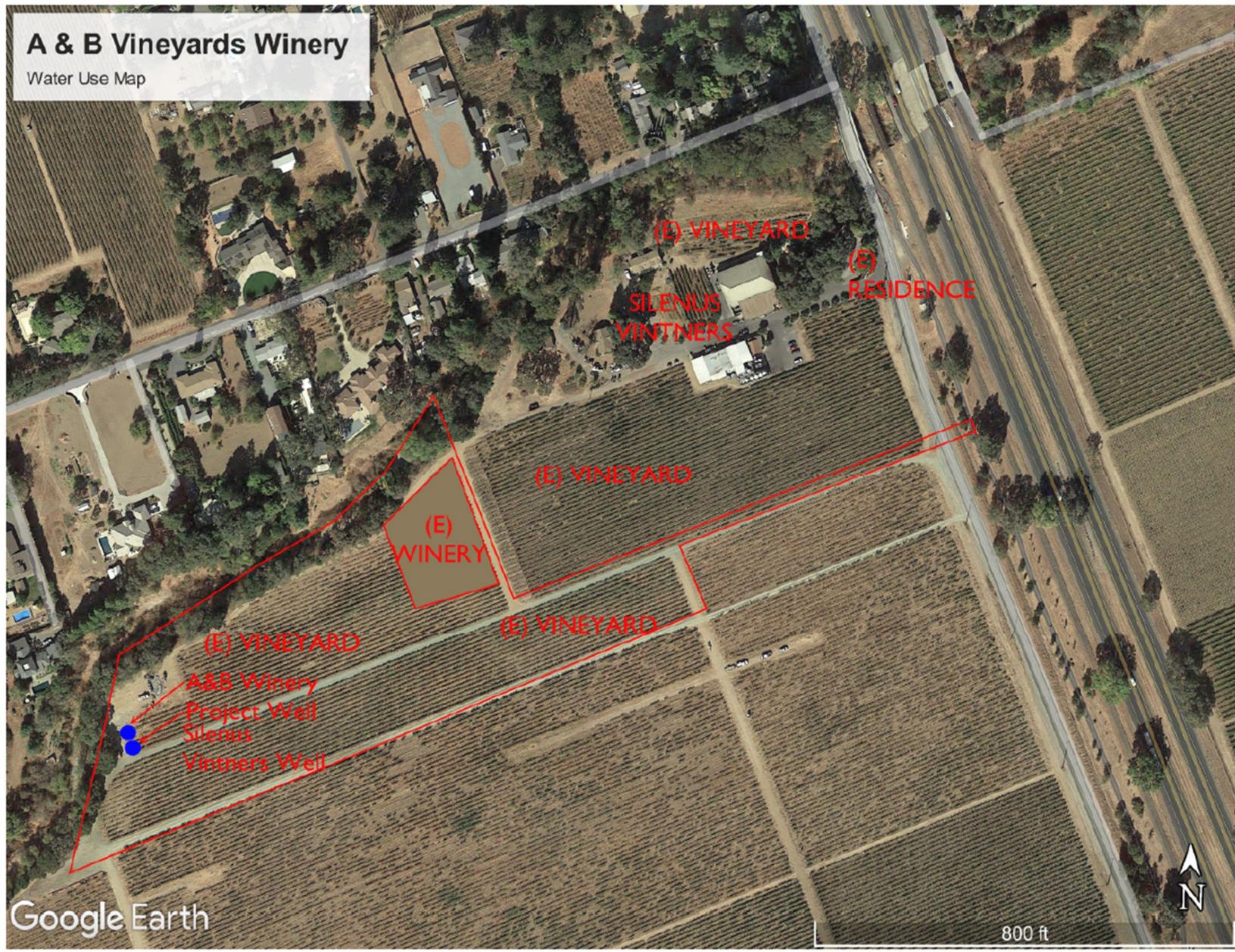


Figure 2: Site, Noise Measurement Locations and Adjacent Residences



A & B Vineyards Winery

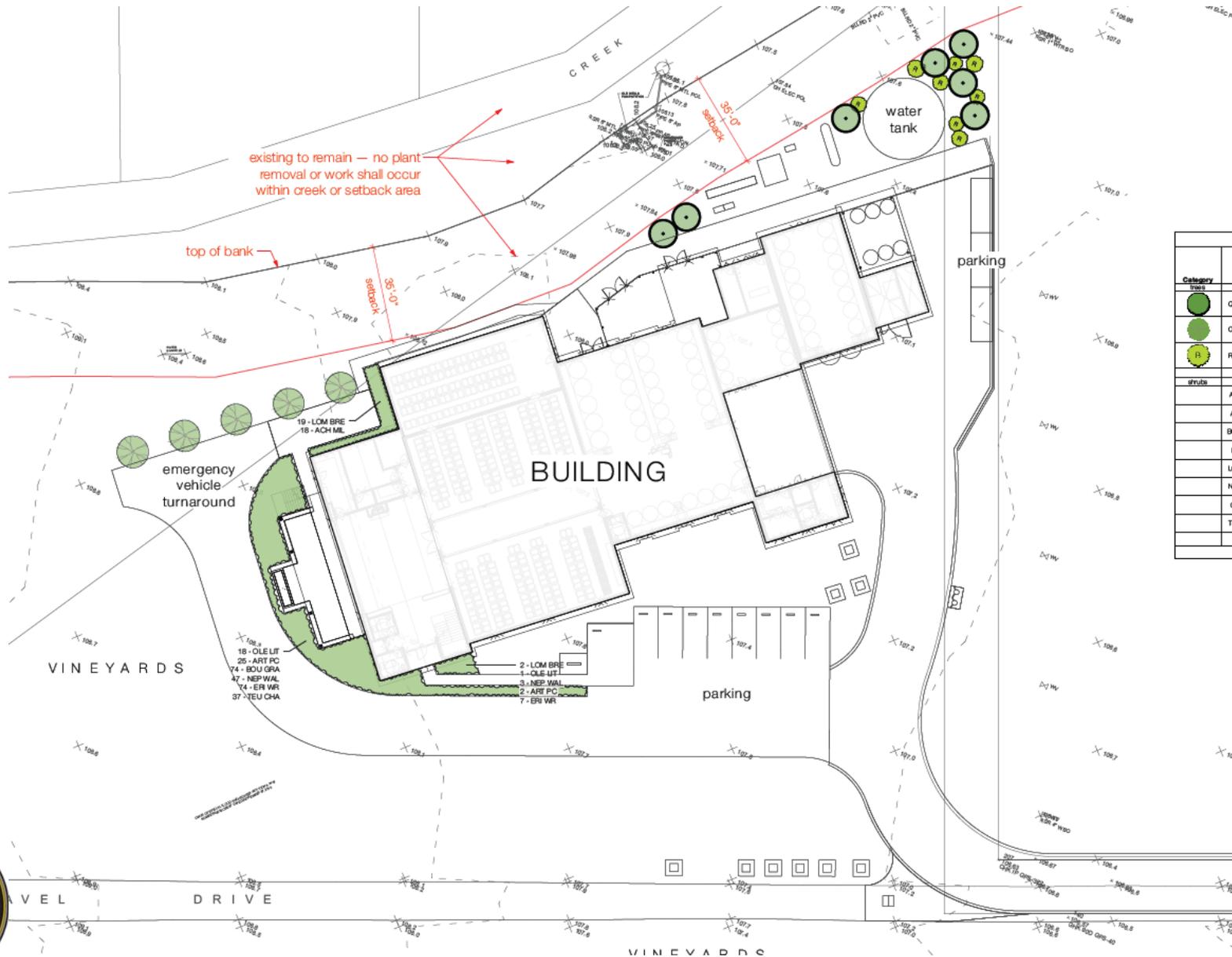
Water Use Map



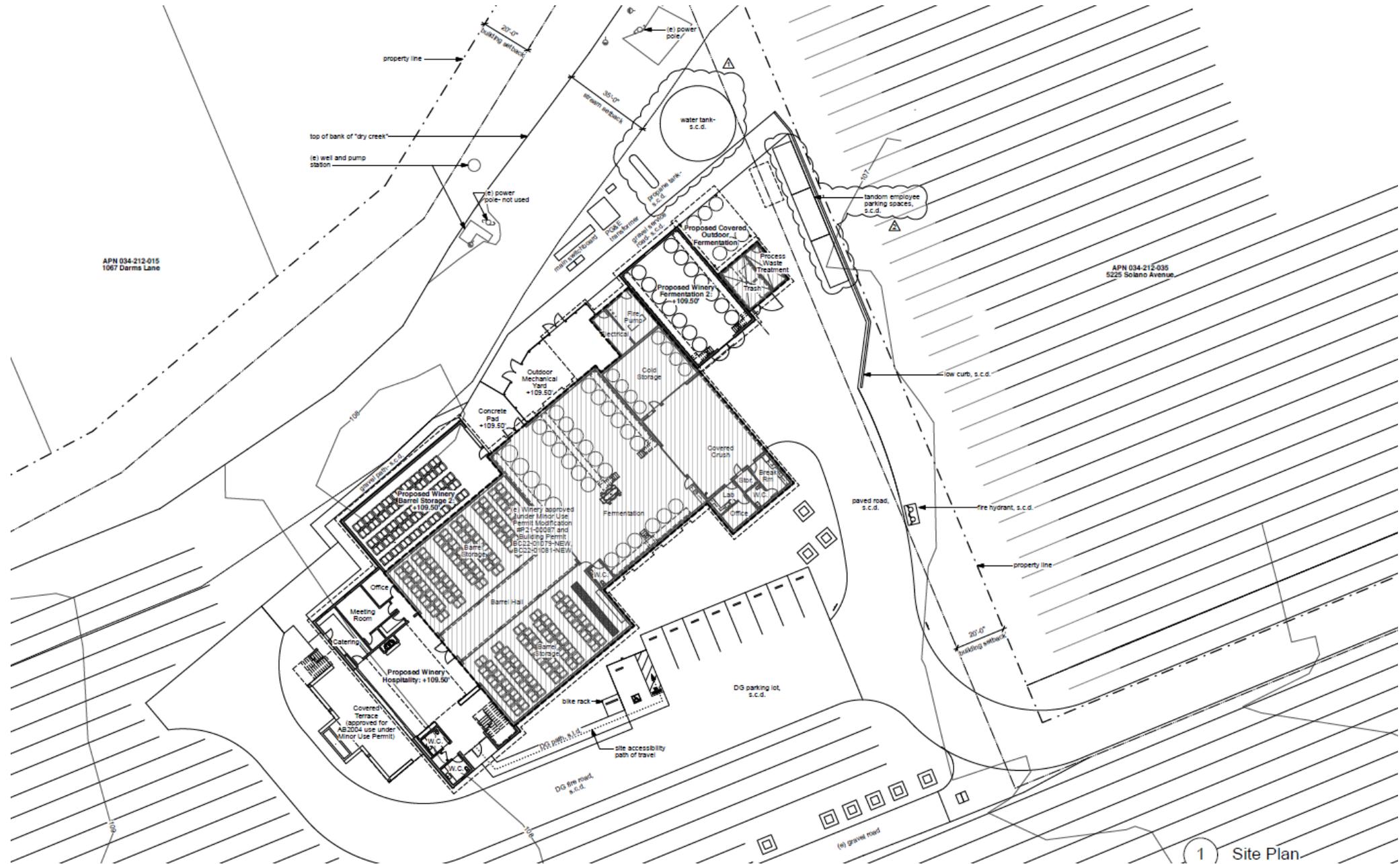
Google Earth

800 ft





Plant List									
Category	ID	Latin Name	Common Name	Size	Quantity	Native	Evergreen	Shade Tolerant	WUCOLS
Tree	OLEAGR	<i>Quercus agrifolia</i>	Coast Live Oak	2'4" box	7	Y	Y	N	
Tree	OLEEUR	<i>Olea europaea</i>	Olive	2'4" box	5	Y	Y	N	
Tree	RHACAL	<i>Rhamnus californica</i>	Coffeeberry	2'4" box	8	Y	Y	L	
Shrub									
	ACHML	<i>Achillea millefolium</i>	Yarrow	1 gallon	18	Y	Y	L	
	ARTPC	<i>Artemisia x 'Powis Castle'</i>	Powis Castle Artemisia	1 gallon	27		Y	L	
	SOUGRA	<i>Stoutkia gracilis</i>	Blue grama grass	1 gallon	74	Y	Y	L	
	ERWR	<i>Erigeron glaucus</i> 'Wayne Rodrick'	Wayne Rodrick Fleabane	1 gallon	81	Y	Y	L	
	LOMBRE	<i>Lomandra longifolia</i> 'Brewer'	Dwarf Matt Rush	1 gallon	21	Y	Y	L	
	NEPWAL	<i>Nepeta x faassenii</i> 'Walker's Low'	Walker's Low Catmint	1 gallon	80		Y	L	
	OLELIT	<i>Olea europaea</i> 'Little Olea'	Little Olea	5 gallon	10	Y	Y	L	
	TBUCHA	<i>Raoum chamaedrye</i>	Wai Germander	1 gallon	37			L	



1 Site Plan