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Public Comment

From: [Mike Smith](#)
To: [Ringel, Matthew](#); [MeetingClerk](#)
Subject: Arrow and Branch Winery permit
Date: Monday, September 22, 2025 8:40:19 AM

[External Email - Use Caution]

September 20, 2025

Dear Supervisors of Napa County,

I am writing in support of the Arrow and Branch major modification for their winery with two important qualifications: the safety of the large water storage tank, and the permit for large events with amplified music.

I am a 20-year resident of Darms Lane, and I own the cottages of napa valley on the corner of Darms and Solano. This resort contributes over \$100,000/year to the Napa general fund through the collection of the Transient Occupancy Tax [TOT]. I will be happy to send my guests to a nearby winery if they produce award-winning wines and prove to be good neighbors in the valley.

I think you are wise to be concerned about disaster planning for the 81,000 gallon tank of treated water and the supply lines. 81,000 gallons of water weighs 675,000 pounds; or 337 tons. Is there an emergency plan for where that water goes in case of rupture or failure in any part of this system? This system should have a secondary containment system, or at least an engineered plan for where the water will flow in case of disaster. We know that Dry Creek is prone to flooding, and from the swarm of earthquakes that have followed the 2014 quake, we can see that the West Napa Fault line runs by within a mile of the proposed winery. It would seem to make sense to site this large tank farther from the creek than the minimum setback.

I am also concerned that the supervisors may be creating a future enforcement problem by allowing large events with amplified music until 10 pm on such a small winery in a dense residential area. This does not seem to be consistent with the county goal of agriculture first. There is no good explanation of why the winery needs these events if their primary goal is to make wine. It is hard to argue that large groups of people partying till late at night to amplified music is consistent with wine education. Your vote is the only protection we have from this disruption.

Instead, the county would be rewarding alternate income to support a boutique winery that is inconsistent with county goals. This permit could always be expanded in the future but it will be difficult to rescind and would be considered an asset that can be sold to any future buyer. The amount of water permitted by pre-existing rights is a good example of how this asset is

seen and managed.

How does the county justify this gift to the winery when it is so contradictory to the needs and wishes of the surrounding residents? Doesn't it make sense to withhold this part of the permit until the winery is more established with a good track record of compliance with all the ordinances of the county? There is no compelling reason that this winery needs large group events with amplified music to pursue their primary purpose of producing wine in an agricultural preserve. The county should be careful agreeing to the argument that they need supplemental income from parties to support their project. If this model is approved, there will be pressure for more projects like this in the future – a future headache for all concerned.

In sum, please consider approving this winery based on safety and consideration for all.

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Cheers, Mike Smith
the cottages of napa valley
707-252-7810 o
415-717-4943 c



From: [Planning](#)
To: [Ringel, Matthew](#)
Cc: [Parker, Michael](#); [Hawkes, Trevor](#)
Subject: FW: "Public Comment-Item 7A, Arrow & Branch Winery Major Modification (P23-00057-MOD)"
Date: Tuesday, November 18, 2025 9:02:04 AM

Please see below for public comment we received.

Respectfully,

Riley Hebb (she/her)
Planner II – Planning Division
Planning, Building, & Environmental Services
Napa County

Phone: 707-299-1334

1195 Third Street, Suite 210
Napa, CA 94559

www.napacounty.gov

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-----Original Message-----

From: Barbara Stuart <bts3@mac.com>
Sent: Monday, November 17, 2025 12:20 PM
To: Planning <planning@countyofnapa.org>
Cc: Welton Rotz Charles <weltonrotz@icloud.com>
Subject: "Public Comment-Item 7A, Arrow & Branch Winery Major Modification (P23-00057-MOD)"

[External Email - Use Caution]

Dear Commissioners:

We have owned our home on Darms Lane for 23 years. We were in our sixties when we bought it, hoping to enjoy our retirement within the comfort and privacy of the neighborhood.

We are in our eighties now, and fear the impact of the Arrow & Branch Winery Branch Modification will irrevocably and negatively alter the quality of life so many of us enjoy. By adding construction immediately beside the sensitive environment of Dry Creek, which supports salmon and steelhead habitat, and then increasing the visitation and outdoor events which will intensify traffic and noise, our quiet, residential neighborhood will be significantly changed and harmed.

Please ask the Planning Commissioners to reject this proposal or require major revisions to reduce its scale and

environmental footprint.

Our neighborhood has long valued the balance of agriculture, the environment, and residential livability, but this project, as proposed, is counter-productive to those goals.

Respectfully,

Barbara Stuart
Welton Rotz

From: [MeetingClerk](#)
To: [Ringel, Matthew](#)
Cc: [Hawkes, Trevor](#); [Parker, Michael](#)
Subject: FW: Comment on Item 7A — Arrow & Branch Winery Major Modification (P23-00057-MOD)**
Date: Wednesday, November 19, 2025 8:40:19 AM
Attachments: [image001.png](#)

Please see below.

Kind Regards,



Napa County – Meeting Clerk - AV
Planning, Building, & Environmental Services
Napa County
Phone: 707-253-4417
Email: meetingclerk@countyofnapa.org
1195 Third Street, Suite 210
Napa, CA 94559
www.napacounty.gov

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From: Chrisanne Beebe <chrisannebeebe@gmail.com>
Sent: Tuesday, November 18, 2025 6:08 PM
To: Parker, Michael <Michael.Parker@countyofnapa.org>; MeetingClerk <MeetingClerk@countyofnapa.org>; Dameron, Megan <megan.dameron@countyofnapa.org>; Richmond, Pete <pete.richmond@countyofnapa.org>; Brunzell, Kara <kara.brunzell@countyofnapa.org>; Brooks, Walter <walter.brooks@countyofnapa.org>; Williams, Molly <molly.williams@countyofnapa.org>
Subject: Comment on Item 7A — Arrow & Branch Winery Major Modification (P23-00057-MOD)**

[External Email - Use Caution]

Dear Chair and Commissioners,

We, Steven Taddei & Chrisanne Beebe, are writing as part-time residents of the Darms Lane and Dry Creek neighborhood. My parents, Jack & Madeline Taddei, constructed our family home on Darms Lane in 1962, and after their deaths in

2014, we became the owners of 1073 Darms Lane. We, like many of our neighbors, have witnessed firsthand the evolution of the area and the concerted effort to balance agricultural operations with a peaceful residential community. **We strongly oppose the Arrow & Branch Winery Major Modification as currently proposed.**

We ask that you consider the following points when making your decision about the Arrow & Branch Winery modification.

Process & Fairness: Neighbors were not given adequate opportunity to participate in earlier stages of the review process ahead of the original construction – now we intend to be heard. When County staff visited the winery, they did not visit the residential side of the creek to understand the community perspective. **A balanced process requires that the lived experience of nearby residents be fully represented in the record.**

Neighborhood & Environmental Impact: The winery already sits very close to homes and directly beside Dry Creek, a known habitat for salmon and steelhead. Expanding operations, doubling visitation, and increasing outdoor events will compound existing noise, lighting, and traffic issues while adding risk to the creek's fragile ecosystem.

Cumulative Effect: This is not an isolated change. Each additional allowance—more visitors, more events, more square footage—erodes the rural character that defines this neighborhood. The cumulative impact diminishes privacy, safety, and property value for residents throughout the area, not just those closest to the facility.

Environmental Stewardship: Water Audit California has provided detailed comments on the project's hydrologic and environmental

deficiencies. We support their findings and urge the Commission to require a comprehensive, science-based review before considering any approval.

We ask that the Commission:

- **Deny** the modification as proposed, or **substantially reduce** its scale and footprint;
- **Relocate any new construction** away from Dry Creek and nearby homes;
- **Limit visitation and events** to current levels;
- **Prohibit** outdoor amplified music;
- **Require a full biological and hydrological review** in coordination with the California Department of Fish and Wildlife and the Napa County Flood Control and Water Conservation District.

Thank you for considering the voices of the residents who live with the ongoing consequences of land-use decisions in this area.

Respectfully,
steven Taddei & Chrisanne Beebe
1073 Darms Lane

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Chrisanne Beebe
ELD/Social Studies Teacher (Retired)
W.C. Overfelt High School

“You always had the power, my dear; you just had to learn it for yourself.” Glinda the Good Witch