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PUBLIC NOTICE

NOTICE OF PLANNING COMMISSION HEARING & INTENT TO ADOPT MITIGATED NEGATIVE DECLARATION

On Wednesday morning, the 17th day of September, 2025 at 9:00 a.m. at 1195 Third Street, Suite 305, Napa, California, a public hearing will be conducted by the Napa County Planning Commission regarding the project identified below. All interested persons are invited to attend the hearing and be heard.

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

Location: 5215 Solano Ave, Napa – Accessor's Parcel Number: 034-190-040-000, ±10.09-acre parcel, the project site is approximately 0.2 miles south of the Solano Avenue and Darms Lane intersection.

Zoning and General Plan Designation: Agricultural Preserve (AP) zoning district and Agricultural Resource (AR) general plan designation.

CEQA STATUS: Consideration and possible adoption of a Mitigated Negative Declaration. According to the proposed Mitigated Negative Declaration, the proposed project would not have any potentially significant environmental impacts after implementation of mitigation measures. Mitigation measures are proposed for the following areas: Biological and Noise Resources. The project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

REQUEST: Approval of a Use Permit Major Modification to include the following: an increase in annual wine production from 30,000 gallons per year to 45,000 gallons per year, increase employment, increase daily tours and tasting by appointment only, increase marketing events, expansion of an existing winery building to create additional production and accessory space, construction of a covered terrace with outdoor tasting, construction of a balcony, installation of an approximately 81,000 gallon process water storage tank, and reconfigure existing parking.

Application materials, including the draft environmental determination, are available on the Department's Current Projects Explorer at: <https://www.countyofnapa.org/2876/Current-Projects-Explorer> Copies of documents and other information relating to the project described above may be examined between 8:00 AM and 4:00 PM Monday through Friday at the office of the Planning, Building, and Environmental Service Department, Napa County Administration Building, 1195 Third St, Ste 210, Napa, California. For documents that are publicly available on the Current Projects Explorer, there will be a Public Record Copying Fee associated with the physical printing of documents. While drops-in may be accommodated to the extent possible on a case-by-case basis, we strongly encourage you to schedule an appointment for document review.

Written and verbal comments regarding this project and comments regarding the environmental effects of this project and the adequacy of the proposed Mitigated Negative Declaration are solicited. Comments or appointment requests to review documents should be directed to Matt Ringel, Napa County Planning, Building & Environmental Services Department, 1195 Third Street, Suite 210, Napa, California; (707) 299-1351 or matthew.ringel@countyofnapa.org. Comments must be received by Noon on September 16, 2025.

If you challenge the particular proceeding in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to the public hearing.

DATED: August 14, 2025

Brian D. Bordona
Director of Planning, Building, & Environmental Services