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**Planning, Building & Environmental Services**

1195 Third Street, Suite 210  
Napa, CA 94559  
www.countyofnapa.org

**David Morrison**  
Director

## Notice of Intent

**TO:** Neighbors of Arrow and Branch Winery  
**Subject:** Winery Use Permit - Minor Modification Application Request #P21-00087  
**Location:** APN: 034-190-040; Napa, CA 94558  
**General Plan & Zoning:** Agricultural Preserve (AP) zoning district and Agricultural Resource (AR) General Plan land use designation  
**DATE:** February 16, 2022

The Napa County Planning Department has received a request for a Minor Use Permit Modification #P21-00087 to modify existing Use Permit #P12-00440 for Arrow and Branch Winery (previously known as Latitude and Ideology Cellars). The current use permit allows for a 4,775 square foot building (3,191 square feet of barrel storage and 1,584 square feet of accessory space) and a 3,784 square foot covered crush pad. The proposed modification would include an 8,566 square foot production facility with 2,067 square feet of accessory use. Total square footage would be 10,633 square feet; with an overall increase of approximately 2,074 square feet.

No increase in tours, tastings, visitation, or employee count is proposed as a part of this application. The project would require the removal of approximately 1.3 acres of existing vineyard. The overall project area and total area of land disturbance would be approximately 2 acres.

**CEQA Status:** Consideration and possible adoption of a Negative Declaration. According to the proposed Negative Declaration, the proposed project would not have any potentially significant environmental impacts. No mitigation measures are proposed as a part of the project. The project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

The proposed Negative Declaration is available for inspection, along with copies of all documents which relate to the above described project, between the hours of 8:00 AM. and 4:30 PM Monday through Friday, at the office of the Napa County Planning, Building, & Environmental Services Department, 1195 Third Street, Second Floor, Napa, California. Scheduling appointments to review documents is encouraged. Application materials are also available on the Department's Current Projects Explorer at: [Current Projects Explorer | Napa County, CA \(countyofnapa.org\)](https://www.countyofnapa.org/current-projects-explorer)

Written and verbal comments regarding the environmental effects of this project and the adequacy of the proposed Negative Declaration are solicited. Written comments must be presented during the public review period, which runs from February 18, 2022 through March 10, 2022. Comments should be directed to Curtis Sawyer, Planner II, Napa County Planning, Building & Environmental Services Department, 1195 Third Street, Suite 210, Napa, California; (707) 299-1361 or [curtis.sawyer@countyofnapa.org](mailto:curtis.sawyer@countyofnapa.org) and must be received before 4:45 p.m. on March 10, 2022.

The Zoning Administrator intends to render a decision to approve the project on March 10, 2022 pursuant to Section 18.124.130 (C)(6) of the Napa County Code. If you have any questions regarding the application or the process, please contact Curtis Sawyer by phone at (707) 299-1361 or by email at [curtis.sawyer@countyofnapa.org](mailto:curtis.sawyer@countyofnapa.org).

The Zoning Administrator decision will be effective immediately on March 10, 2022, unless an appeal is filed with the Napa County Board of Supervisors pursuant to Chapter 2.88 of the Napa County Code.

DATED: February 16, 2022

Brian Bordona  
Zoning Administrator