

# **Napa County**



## **Agenda**

**Wednesday, January 18, 2023**

**9:00 AM**

**Board of Supervisors Chambers  
1195 Third Street, Third Floor  
Napa, CA 94559**

**Planning Commission**

**HOW TO WATCH OR LISTEN TO THE NAPA COUNTY PLANNING COMMISSION MEETING:**

The Napa County Planning Commission will continue to meet pursuant to the adopted calendar located at the following link:

<https://www.countyofnapa.org/DocumentCenter/View/23929/View-the-meeting-schedule-for-2022-Planning-Commission?bidId=>

**PLEASE SEE INSTRUCTIONS BELOW FOR VIRTUAL/TELEPHONIC ATTENDANCE.**

1. Watch on your TV - Napa Valley TV Channel 28.
2. Listen on your cell phone - via Zoom at 1-669-900-6833 Enter Meeting ID 991-4190-6645 once you have joined the meeting.
3. Watch via the Internet - view the Live Stream via Zoom by <https://www.zoom.us/join>, then enter Meeting ID 991-4190-6645.
4. Via Granicus by [http://napa.granicus.com/ViewPublisher.php?view\\_id=21](http://napa.granicus.com/ViewPublisher.php?view_id=21)

You may submit public comment on any item that appears on the agenda, or general public comment for any item or issue that does not appear on the agenda, as follows:

**Via Email**

Send your comment to the following email address: [Planningcommissionclerk@countyofnapa.org](mailto:Planningcommissionclerk@countyofnapa.org). Please provide your name and indicate the agenda item upon which you are commenting. Emails received will not be read aloud but will still become part of the public record.

**Online**

1. Use the Zoom attendee link: <https://countyofnapa.zoom.us/j/99141906645>. Make sure the browser is up-to-date.
2. Enter an email address and following naming convention:  
Item #, First Name Last Name
3. When the Chair calls for the item on which you wish to speak, click “raise hand.” Mute all other audio before speaking to avoid feedback.
4. When called, please limit your remarks to three minutes. After the comment, your microphone will be muted.

**By Phone**

1. Call the Zoom phone number and enter the webinar ID: 1-669-900-6833 Enter Meeting ID 991 4190 6645
2. When the Chair calls for the item on which you wish to speak, press \*9 to raise a hand. \*\*Please note that phone numbers in their entirety will be visible online while speakers are speaking.\*\*
3. Please provide your name and the agenda item on which you are commenting. Calls will be heard in the order received.
4. Please limit your remarks to three minutes. After the comment has been given, your phone will be muted.

The above-identified measures exceed all legal requirements for participation and public comment, including those imposed by the Ralph M. Brown Act and Executive Order AB361. If you have any questions, contact us via telephone at (707) 253-4417 or email - [Planningcommissionclerk@countyofnapa.org](mailto:Planningcommissionclerk@countyofnapa.org).

## **APPEALS PROCEDURE**

If you do not agree with the Commission's decision or the conditions that may have been imposed by the Commission in approving an agenda item, you may appeal the Commission's action to the Napa County Board of Supervisors. Appeals may be limited to those issues raised at the public hearing relating to the agenda item or to written correspondence delivered to the Planning Commission at or prior to the public hearing. For additional information concerning the County's Ordinance requirements for filing an appeal or to obtain the required forms to file an appeal, please stop at the front counter in the County Executive Office/Clerk of the Board, 1195 Third Street, Suite 310 in Napa. If you have any questions concerning the appeals procedure, please call (707) 253-4580 and request assistance.

All materials relating to an agenda item for an open session of a regular meeting of the Planning Commission which are provided to a majority or all of the members of the Commission by Commissioners, staff or the public within 72 hours of but prior to the meeting will be available for public inspection, at the time of such distribution, in the office of the Clerk of the Planning Commission, 1195 Third Street, Suite 210, Napa, California 94559, Monday through Friday, between the hours of 8:00 a.m. and 5:00 p.m., except for County holidays. Materials distributed to a majority or all of the members of the Commission at the meeting will be available for public inspection at the public meeting if prepared by the members of the Commission or County staff and after the public meeting if prepared by some other person. Availability of materials related to agenda items for public inspection does not include materials which are exempt from public disclosure under Government Code sections 6253.5, 6254, 6254.3, 6254.7, 6254.15, 6254.16, or 6254.22.

- 1. CALL TO ORDER; ROLL CALL**
- 2. PLEDGE OF ALLEGIANCE**
- 3. CITIZEN COMMENTS AND RECOMMENDATIONS**
- 4. APPROVAL OF MINUTES**

**The Clerk of the Commission request approval of Minutes for the meeting held on:  
January 11, 2023 (All Commissioners present)**

- 5. AGENDA REVIEW**
- 6. DISCLOSURES**
- 7. PUBLIC HEARING ITEMS**

**A. Ellman Winery Use Permit Major Modification NO. P21-00133-MOD****[22-2117](#)**

CEQA STATUS: Consideration and possible adoption of an Addendum to the previously adopted Negative Declaration prepared for Ellman Winery. Pursuant to CEQA Guidelines Section 15164 an addendum to an adopted negative declaration may be prepared if only minor technical changes or additions are necessary or if none of the conditions contained in Section 15162 calling for preparation of a subsequent negative declaration have occurred. 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 Major Modification (P21-00133-MOD) to allow the Ellman Winery (P18-00249-UP), previously approved on a 13.52-acre parcel at 3286 Silverado Trail, Napa (APN 039-610-001), to be modified, relocated, constructed and operated on the recently acquired parcel to the north at 1000 Silverado Trail, Napa (APN 039-140-019). Through a lot line adjustment, 2.81-acres from parcel 039-014-019 will be added to previously approved parcel 039-610-001, increasing the winery parcel to 16.33-acres. Additionally, the applicant is requesting to: (1) change access to the winery off of Soda Canyon Road rather than Silverado Trail; (2) reconfigure and increase the overall square footage of winery and accessory structures/facilities from 7,219 sq. ft. to 10,580 sq. ft.; (3) relocate the wastewater system and water storage tanks; (4) reduce parking from eight to seven spaces; (5) retain the existing pond previously proposed for removal; (6) retain the 2.86 acres of vineyard previously proposed for removal; and (7) plant an additional .84-acres of vineyard along the driveway serving the winery in the new location. No increase in winery production, tours and tastings, marketing events, employees or hours of operation are requested. All previously approved entitlements and proposed alterations would be constructed at APN 039-610-001.

STAFF RECOMMENDATION: Adopt the Addendum to the previously adopted Negative Declaration and approve the Use Permit Major Modification, as conditioned.

STAFF CONTACT: Curtis Sawyer, Planner II, (707) 299-1361 or [curtis.sawyer@countyofnapa.org](mailto:curtis.sawyer@countyofnapa.org)

APPLICANT REPRESENTATIVE CONTACT: Donna Oldford at 2620 Pinot Way, St. Helena, CA. 94574; (707) 963-5832 or [dboldford@aol.com](mailto:dboldford@aol.com)

**Attachments:** [A. Recommended Findings.pdf](#)  
[B. Recommended COA and Final Agency Approval Memos.pdf](#)  
[C. Previous Conditions of Approval.pdf](#)  
[D. Addendum.pdf](#)  
[E. Use Permit Major Modification Application Packet.pdf](#)  
[F. WAA.pdf](#)  
[G. Onsite Wastewater Dispersal Feasibility.pdf](#)  
[H. Final Traffic Impact Report.pdf](#)  
[I. Noise Assessment.pdf](#)  
[J. Graphics.pdf](#)  
[K. Winery Comparison Analysis and Summary of Changes.pdf](#)  
[L. Public Comments.pdf](#)  
[Item 7A Additional Public Comment.pdf](#)

**8. ADMINISTRATIVE ITEMS - NONE.**

**9. DEPUTY DIRECTOR'S REPORT**

- DISCUSSION OF ITEMS FOR THE FEBRUARY 1, 2023 REGULAR MEETING
- BOARD OF SUPERVISORS ACTIONS
- OTHER DEPARTMENT ACTIVITIES
- CODE COMPLIANCE REPORT
- ZONING ADMINISTRATOR ACTIONS
- OTHER PENDING PROJECTS' STATUS

**10. COMMISSIONER COMMENTS/COMMITTEE REPORTS**

**11. PROJECTS REQUIRING COMMISSION FOLLOW-UP REVIEW**

Refer to "PBES Current Projects" Web Page <https://www.countyofnapa.org/591/Current-Projects>

**12. ADJOURNMENT**

I HEREBY CERTIFY THAT THE AGENDA FOR THE ABOVE STATED MEETING WAS POSTED AT A LOCATION FREELY ACCESSIBLE TO MEMBERS OF THE PUBLIC AT THE NAPA COUNTY ADMINISTRATIVE BUILDING, 1195 THIRD STREET, NAPA, CALIFORNIA ON JANUARY 12, 2023 BY 11:00 A.M. A HARDCOPY SIGNED VERSION OF THE CERTIFICATE IS ON FILE WITH THE CLERK OF THE COMMISSION AND AVAILABLE FOR PUBLIC INSPECTION.

AIME RAMOS (By e-signature)

Aime Ramos, Clerk of the Commission