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Public Comments

1000 Soda Canyon Road
Napa, CA 94558

April 27, 2019

Mr. Sean Trippi
Principal Planner
Dept. of Planning Building & Environmental Services
County of Napa
1195 Third Street, Suite 210
Napa, CA 94559

Dear Mr. Trippi:

RE: Ellman Family Winery
Application #P18-00249-UP

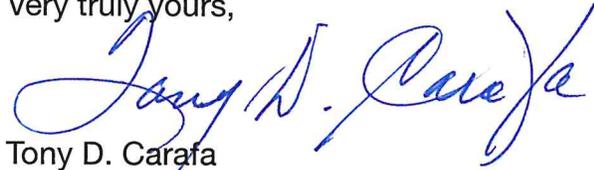
As neighbors to the Ellman property — our southern property line is the northern property line for the Ellman's — we wish to provide our comments regarding the above referenced winery use permit application. The Ellman's purchased the property approximately three years ago and have been under residential construction for two plus years. During the construction process they have been extremely considerate of our needs and concerns as our homes are in close proximity to one another.

We are in receipt of an October 8, 2018 correspondence signed by Neil Ellman outlining the proposed Ellman Family Winery. We have also reviewed the winery use permit application and the proposal on the County of Napa website.

The Ellman family have been excellent neighbors and we have absolutely no concerns about them proceeding with their winery application in the proposed location. We look forward to a long history with the Ellman Family Winery as our neighbors.

Therefore, we whole-heartedly endorse their use permit application and trust that the Planning Commission will grant approval.

Very truly yours,



Tony D. Carafa



Karen Schoenfeld-Carafa

cc: Donna Oldford

Mark A. Grassi
1060 Soda Canyon Road
Napa, CA 94558
707-257-0751

25 April 2019

Mr. Sean Trippi
Planner 111
Dept. of Planning, Building and
Environmental Management
Napa County
1195 Third Street, Room 210
Napa, CA 94559

Via email: Sean. Trippi@countyofnapa.org

Dear Mr. Trippi:

In an era of winery consolidation and corporatization, The Ellman Winery, much like ours, stands out as a unique property in the Napa Valley. "The small family winery" is slowly becoming extinct in our valley, and I believe that it is paramount for us, as a community, to support these endeavors.

The Ellman's have been great neighbors and have shown a commitment to quality farming practices and exceptional winemaking. I support their new winery project wholeheartedly.

Sincerely,

Mark A. Grassi

MG:lbd

Trippi, Sean

From: salavender@aol.com
Sent: Monday, October 22, 2018 9:34 PM
To: Trippi, Sean
Subject: Ellman Family Winery

SUBJECT: p18-00249-UP; Ellman Family Winery
3286 Silverado Trail:Assessor's Parcel NO (APN) 039-610-001

I live on Petra Drive and got a notice from Planning, Building and Environmental Services regarding Ellman's request for a Use Permit for a new winery. I am concerned about the volume of water needed--two 50,000 water storage tanks for fire protection and two 10,500 gallon for domestic water and irrigation. Where is this water coming from? Is it ground water? On Petra Drive there are 30 homes each with a private well. There are already several wineries close in location. Having so many wineries with a great demand for water creates a potential problem. I would like to think Napa is seriously concerned about having enough water for future generations.

Sharon Lavender
1033 Petra Dr.



October 8, 2018

County of Napa
1195 3rd Street
Napa, CA 94559

To Whom it May Concern:

We are writing to you as owners of the 13.52-acre property located at 3286 Silverado Trail, which is the location of our family home and of a proposed small family winery. Included in this package are reduced-scale copies of plans for the proposed winery, including a site plan and structural elevations. The winery structure will be 7,219 square feet. The family residence is located to the west of the proposed winery, closer to Silverado Trail.

The production size proposed for the winery is a maximum of 30,000 gallons of wine per year. There is a daily visitation plan proposed for private, by-invitation only tours/tastings, of a maximum of 15 per day on busiest day, or a maximum of 64 per week. The marketing plan for the winery includes two food and wine pairings per month (luncheons or dinners) with up to 10 persons attending at each event. Larger wine club and release events are proposed. The one wine club event per year proposes up to 200 persons in attendance, and the one release event proposes up to 100 persons in attendance. Also proposed is one larger auction-related event per year, with up to 125 persons in attendance.

Currently, our application is on file with Napa County and the next step will be the preparation of an environmental analysis (CEQA document) done by the County. That document will be publicly circulated for 20 days prior to a hearing before the Napa County Planning Commission.

Prior to the hearing, we would like the opportunity to meet with you to explain our plans for the winery and to answer any questions that you might have. I can be reached at (954)646-5464, or you may contact our planning consultant, Donna Oldford at Plans4Wine (707)963-5832 to schedule a meeting. I look forward to meeting you and wish to assure you that we have every intention of being a good neighbor.

Sincerely,

Lance Ellman

Enclosures: Site Plan and Elevations for Winery