



A Tradition of Stewardship  
A Commitment to Service

Agenda Date: 10/4/2017

Agenda Placement: 8A

## Napa County Planning Commission Board Agenda Letter

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**TO:** Napa County Planning Commission

**FROM:** Charlene Gallina for David Morrison - Director  
Planning, Building and Environmental Services

**REPORT BY:** Charlene Gallina, SUPERVISING PLANNER - 299-1355

**SUBJECT:** Reynolds Family Winery Use Permit Major Modification #P14-00334

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### **RECOMMENDATION**

#### **STEVE REYNOLDS / REYNOLDS FAMILY WINERY / USE PERMIT MAJOR MODIFICATION #P14-00334-MOD**

**CEQA Status:** Consideration and possible adoption of a Negative Declaration. Based on the analysis in the proposed Negative Declaration, the proposed project would not have any potentially significant environmental impacts. The project site is not located on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

**Request:** Approval of a Use Permit Modification for an existing winery to allow the following: a) an increase of the annual production capacity from 20,000 gallons to 40,000 gallons; b) the construction of a new  $\pm 2,266$  sq. ft. addition to the winery ( $\pm 1,534$  sq. ft. production;  $\pm 732$  sq. ft. accessory) for a total of  $\pm 12,975$  sq. ft.; c) an increase of employees from four (two full-time plus two part time during harvest) to a total of nine (five full-time employees, two part-time employees, plus two part-time employees during harvest); d ) an increase in visitation from 10 visitors to 40 visitors per day; e ) change in the days of operation from Monday–Saturday to seven (7) days per week; f) a change of production hours from 6:00 am - 4:30 pm to 6:00am to 6:00 pm, and a change of hospitality hours from 10:00 am - 4:30 pm to 10:00 am to 6:00 pm; g ) a change to the location of on-site wine consumption to include the tasting rooms and an outdoor patio area adjacent to the existing pond; h ) the construction of a shade structure over the existing outdoor patio area; i) a modification to the existing Marketing Plan to increase the number of events from three to 54 events per year (two/month for 24 persons, two/month for 40 persons, four/year for 60 persons and two/year for 125 persons) with the serving of light fare foods; evening events to cease by 10:00 pm; no amplified outdoor music; the use of private toilets for events of 60 persons or more; and on days of larger marketing events, the total daily wine tours/tasting visitation will be decreased in number by the size of the alternative event; j) the installation of a 100,000 gallon fire protection water storage tank ( $\pm 31$  ft. in height), a pump house, and a 10,500 gallon domestic water storage tank ( $\pm 16$  ft. in height); k ) the establishment of a small public water system; l ) the construction of driveway improvements with an additional 16 parking spaces for a total of 22 spaces; m ) an expansion of the existing wastewater treatment system; and, n ) the installation of a left turn lane on Silverado Trail. The project is located on a  $\pm 13.45$ -acre parcel on the east side of Silverado Trail, approximately 300

feet south of its intersection with Soda Canyon Road, within the Agricultural Watershed (AW) zoning district; 3266 Silverado Trail, Napa, CA 94558; APN: 039-610-002.

**Staff Recommendation:** Continue item to the regular Planning Commission Meeting of November 1, 2017.

**Staff Contact:** Wynress Balcher, (707) 299-1351 or [wynress.balcher@countyofnapa.org](mailto:wynress.balcher@countyofnapa.org)

**Contact:** Donna B. Oldford, Plans4Wine, 2620 Pinot Way, St. Helena (707) 963-5832, [DBOldford@aol.com](mailto:DBOldford@aol.com)

**TO BE CONTINUED TO NOVEMBER 1, 2017 REGULAR COMMISSION MEETING**

**EXECUTIVE SUMMARY**

**Proposed Action:**

That the Planning Commission

1. Continue the item to the regular Planning Commission meeting of November 1, 2017.

**Discussion:**

Use Permit #99386-UP was approved by the Board of Supervisors to establish a 20,000 gallon (including custom crush for two entities utilizing 5,000 gallons) family operated winery; to construct a 4,800 sq. ft. winery with a 3,000 sq. ft. covered crush pad; construct six parking spaces; to employ two full-time employees plus two additional employees during crush; to allow tours of the winery and/or tasting of wine, limited to 10 persons per day by appointment only; and to host three marketing events per year. A Very Minor Use Permit Modification (P12-00167) was approved on July 24, 2012, to revise the winery floor plan to reconfigure the layout of the 4,800 sq. ft. winery footprint, construct a 2,028 sq. ft. covered crush pad; construct a 426 sq. ft. private tasting room within the existing footprint, resulting in a total 10,709 sq. ft. winery; and to add sale of wine for on-site consumption. The winery was included in the 2012 Winery Audit, and the applicant was notified by the County Code Compliance Team on January 17, 2014, that the winery was not in compliance with the allowable production and visitation levels. This use permit modification application was filed to bring the project into compliance as required by the Code Compliance Team notice.

The use permit proposed by the applicant includes a request to increase wine production levels, visitation levels, and marketing levels. The request includes associated improvements required to address the production and visitation levels (i.e. additions of approximately 1,534 sq.ft. for production and 732 sq.ft. for visitation), and an increase in the number of employees to support the expanded winery uses. The project was originally scheduled for hearing in November 2015, however, public comments regarding the project traffic and groundwater use resulted in two hearing continuance requests to allow additional information to be submitted. The project was subsequently dropped from the agenda for future re-noticing. The project has been supplemented with additional information regarding traffic to allow revision of the Negative Declaration to address the concerns presented by public comment and was ready for a hearing in response to dropping this item back on July 19, 2017 and recirculation of a Negative Declaration.

However, at this time, the applicant has requested continuance of this item to address a slight extension of the proposed left turn lane to serve the southern neighbor's access to Silverado Trail, and in response to the absence of a Commissioner member at the October 4th meeting to ensure that a full Commission be seated for their hearing. (Please refer to attached e-mail correspondence). Therefore, staff and the applicant are requesting that the item be continued to the November 1, 2017 regular Commission meeting.

**FISCAL IMPACT**

Is there a Fiscal Impact?            No

**ENVIRONMENTAL IMPACT**

**BACKGROUND AND DISCUSSION**

**SUPPORTING DOCUMENTS**

A . Continuance Request

Napa County Planning Commission: Approve

Reviewed By: VINCENT SMITH