



A Tradition of Stewardship  
A Commitment to Service

Agenda Date: 7/19/2017

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:** Wyntress Balcher, Planner II - 707 299-1351

**SUBJECT:** Reynolds Family Winery Use Permit 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. According to 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 modification of Use Permit #99386-UP for: 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) an increase the days of operation from Monday – Saturday to seven (7) days per week; f) an extension of production operating hours from 6:00 am to 4:30 pm until 6:00 pm, and an extension of hospitality hours from 10:00 am to 4:30 pm until 6:00 pm; g) a modification to the location of sale of wine for on-site wine consumption areas to include the tasting rooms and an outdoor patio area adjacent to the existing pond; h) 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 four/year for 125 persons) with the serving of light fare foods, evening events to cease by 10:00 pm; no amplified outdoor music, 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 transient water company; l) the construction of driveway improvements and an additional 16 parking spaces for a total of 22 spaces; and m) an expansion of the existing wastewater treatment system. The project will require the removal of  $\pm 0.2$  acres of vineyards for the building addition. 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:** Drop the item from the agenda and re-notice for a future hearing date.

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

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

***TO BE DROPPED FROM THE AGENDA AND RE-NOTICED FOR A FUTURE DATE***

### **EXECUTIVE SUMMARY**

#### **Proposed Action:**

That the Planning Commission drop the item from the agenda and re-notice for a future hearing date.

#### **Discussion:**

The applicant requests a modification to a winery use permit first approved in 2000, to increase the production capacity from 20,000 gallons to 40,000 gallons per year. 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. This application was filed to bring the project into compliance as required by the Notice of Violation issued by the Code Compliance team in 2012 for operating outside of its approved production and visitation levels.

The project was originally scheduled for hearing on November 11, 2015, but staff requested a continuance of this item to December 16, 2015, to allow time to provide additional information on groundwater and traffic. Since additional information on the project was still outstanding, another continuance was requested to the January 20, 2016 hearing by staff with the applicant's concurrence. On January 20, 2016, staff indicated that additional time was needed by the applicant to submit additional technical information for staff review and analysis, therefore, staff requested that the item be dropped from the agenda for future re-noticing. The applicant was in agreement with staff's request. To date, the project has been supplemented by additional information regarding traffic to allow revision of the negative declaration to address the concerns presented by public comment. The project includes the installation of a left turn lane which is warranted by the proposed increase in visitation. Furthermore, additional information was submitted regarding groundwater and stating a voluntary proposal to limit groundwater use for irrigation to ensure there is no net increase in water use beyond the existing demand.

On July 28, 2016, the public notice for the project and the CEQA document was sent out to adjacent property owners. However, a problem occurred with the mail out of this public notice which resulted in the reduction of the time permitted to review and make comments on this item, pursuant to the CEQA guidelines. Therefore, staff is requesting that this item be dropped pending re-notice of the public hearing and recirculation of the Draft Initial Study/Negative Declaration. The applicant is in agreement with this request and has requested that this item be rescheduled for the October 4, 2017 Planning Commission Meeting.

**FISCAL IMPACT**

Is there a Fiscal Impact?            No

**ENVIRONMENTAL IMPACT**

Consideration and possible adoption of a Negative Declaration. According to the proposed Negative Declaration, the proposed project would have no potentially significant environmental impacts. This project site is not on any of the lists of hazardous waste enumerated under Government Code Section 65962.5.

**BACKGROUND AND DISCUSSION**

**SUPPORTING DOCUMENTS**

None

Napa County Planning Commission: Approve

Reviewed By: Charlene Gallina