



A Tradition of Stewardship  
A Commitment to Service

Agenda Date: 11/18/2015

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:** Wyntriss Balcher, Planner II - 707 299-1351  
**SUBJECT:** Reynolds Family Winery Use Permit Modification P14-00334

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### **RECOMMENDATION**

#### **Reynolds Winery Use Permit Modification #P14-00334**

**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: 1) an increase of the production capacity from 20,000 gallons to 40,000 gallons; 2) 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.; 3) an employment increase from one plus two during harvest for a total of seven employees (five full-time employees, 2 part-time employees), plus 2 part-time employees during harvest; 4) an increase in visitation from 10 visitors to 40 visitors per day; 5) an increase the days of operation from Monday – Saturday to 7 days per week; 6) a change to the winery operating hours from 4:30 PM to 6:00 PM, with tours and tastings by appointment only to occur between 10:00 AM and 6:00 PM; 7) a modification of the location of on-site wine consumption (“Assembly Bill 2004 (Evans) and the Sale of Wine for Consumption On-Premises,”) to include an outdoor patio area adjacent to the decorative pond, with the construction of a shade structure over said outdoor patio area; 8) a modification of the Marketing Plan to increase the number of events from three to 54 events per year (2/month for 24 persons, 2/month for 40 persons, 4/year for 60 persons and 2/year for 125 persons) with the serving of light fare foods, evening events to cease before 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; 9) the installation of a 100,000 gallon water tank; 10) the establishment and installation of a transient community water company; 11) the construction of an additional 16 parking spaces for a total of 22; 12) the demolition of an existing well; and 13) an expansion of the existing wastewater treatment system. The project will require the removal of 0.44 acres of vineyards at the site of 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:** Continue the item to the regular Planning Commission Meeting of December 16, 2015.

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**Representative Contact:** Donna Oldford, (707) 963-5832 or [DBOldford@aol.com](mailto:DBOldford@aol.com)

**REQUEST TO BE CONTINUED TO THE REGULAR MEETING OF DECEMBER 16, 2015**

**EXECUTIVE SUMMARY**

**Proposed Action:**

That the Planning Commission:

1. Continue the item to the regular Planning Commission Meeting of December 16, 2015.

**Discussion:**

Reynolds Family Winery was established as a 20,000 gallon winery on June 27, 2000, by the approval of Use Permit #99386-UP, and the construction of a 4,800 square foot (sq.ft.) winery building. A subsequent minor modification was approved July 24, 2012-A Very Minor Use Permit Modification (P12-00167) was approved on, July 23, 2012 to revise the winery floor plan to reconfigure the layout of the 4,800 sq. ft. winery footprint to include a 426 sq. ft. private tasting room and to cover the crush pad, resulting in a total 10,709 sq. ft. winery. The modification also included a condition to add the Assembly Bill 2004 (Evans) and the Sale of Wine for Consumption On-Premises," within the existing visitor-designated areas.

The applicant is currently requesting approval of a Use Permit Major Modification to increase the winery's production capacity, visitation and marketing program in order to bring the winery into compliance with County regulations. Other changes requested include an increase in the number of employees, a change in the winery operating days and hours, as well as, the construction of a new addition to the winery.

Staff is requesting continuance of this item to December 16, 2015 to allow time for staff to finalize the analysis of the additional information to be provided for the project. The applicant is in agreement with this request.

**FISCAL IMPACT**

Is there a Fiscal Impact?                      No

**ENVIRONMENTAL IMPACT**

**BACKGROUND AND DISCUSSION**

**SUPPORTING DOCUMENTS**

None

Napa County Planning Commission: Approve

Reviewed By: Charlene Gallina