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Agenda Date: 12/16/2015

Agenda Placement: 9A

Continued From: November 18, 2015

## 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 Major Modification #P14-00334

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### **RECOMMENDATION**

#### **REYNOLDS FAMILY WINERY USE PERMIT MODIFICATION #P14-00334**

**CEQA Status:** Consideration and possible adoption of a Negative Declaration. According to the proposed Negative Declaration, the project would not have any potentially significant environmental impacts. The project site is not on any of the lists of hazardous waste sites enumerated under Government Code Section 65962.5.

**Request:** Approval to modify Use Permit #99386-UP for: a) an increase of the 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 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; d) an increase in visitation from 10 visitors to 40 visitors per day; e) an increase the days of operation from Monday – Saturday to 7 days per week; f) 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; g) 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; h) 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; i) the installation of a 100,000 gallon water tank; j) the establishment of a transient community water company; k) the construction of an additional 16 parking spaces for a total of 22; l) the construction of a new well; and m) 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 item to the regular Planning Commission Meeting of January 20, 2016.

**Staff Contact:** Wynntress Balcher, (707) 299-1351 or [wynntress.balcher@countyofnapa.org](mailto:wynntress.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 JANUARY 20, 2016 REGULAR COMMISSION MEETING**

**EXECUTIVE SUMMARY**

**Proposed Action:**

That the Planning Commission

1. Continue the item to the regular Planning Commission meeting of January 20, 2016.

**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, a 3,000 sq. ft. covered crush pad and six parking spaces; to employ one full-time employee 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 AB 2004 on-site wine consumption. The winery compliance team found that the winery was not in compliance with permitted production and visitation levels, and has been operating outside of its approved levels; therefore, constitutes a code violation to the Napa County Title 18 Code. In response, the applicant submitted a use permit modification application to increase production capacity and visitation. Other changes requested include changes to their marketing program, 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.

There are several complex technical issues on the project concerning the proposed processing and visitation increase and its relationship to existing site improvements and proposed winery use permit modifications. Staff was not able to complete our analysis prior to the staff report publishing deadline for the December 16, 2015 hearing and requires additional time to meet and confer with the applicant on project details. It is therefore requested that the item be continued to the January 20, 2016 regular Commission meeting. The applicant is in agreement with this request (Please refer to attached e-mail correspondence).

**FISCAL IMPACT**

Is there a Fiscal Impact?                      No

**ENVIRONMENTAL IMPACT**

**BACKGROUND AND DISCUSSION**

**SUPPORTING DOCUMENTS**

A . Applicant Representative Request to Continue

Napa County Planning Commission: Approve

Reviewed By: Charlene Gallina