

## Winery Comparison Analysis

# Boyd Family Vineyards Winery Permit #P17-00379-UP Summary of Location and Operation Criteria

LOCATIONAL CRITERIA	STAFF COMMENTS
Size of Parcel	21.88 Acres
Proximity of Nearest Residence	100 feet
Number of Wineries Located Within One Mile	17
Located Within the Napa Valley Business Park (AKA	
Airport Industrial Area)	No
Primary Road Currently or Projected to be Level of	
Service D or Below	No
Primary Road a Dead End	No
Located Within a Flood Zone	Partially
Located Within a Municipal Reservoir Watershed	Yes
Located Within a State Responsibility Area or Fire	
Hazard Severity Zone	No
Located Within an Area of Expansive Soils	Yes
Located Within a Protected County Viewshed	No
Result in the Loss of Sensitive Habitat	No
OPERATIONAL CRITERIA	STAFF COMMENTS
Napa Green Certified or Other Related Program Percentage of Estate Grapes Proposed	No ± 33%
Number of Proposed Variances	None
Wastewater Processed On-Site	Yes
Voluntary Greenhouse Gas Emission Reduction	103
Measures Proposed	Yes, 11
Vanpools, Flexible Work Shifts, Shuttles, or Other	103, 11
Traffic Congestion Management Strategies	
Proposed	No
Violations Currently Under Investigation	No
High Efficiency Water Use Measures Proposed	Yes, water efficiency fixtures
Existing Vineyards Proposed to be Removed	res, water emerciney fixedres
Existing vineyards Proposed to be Nemoved	
On-Site Employee or Farmworker Housing Proposed	No
Site Served by a Municipal Water Supply	No
Site Served by a Municipal Sewer System	No
Recycled Water Use Proposed	Yes
New Vineyards Plantings Proposed	No
Hold & Haul Proposed: Temporary (Duration of	
Time) or Permanent	Yes, permanent
Trucked in Water Proposed	No
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# Boyd Family Vineyards Permit #P17-00379-UP Wineries Within One Mile of APN 036-190-003

					_ ,		Number of	
Name	Address	Bldg Size	Cave Size	Production	Tours/ Tastings	Weekly Visitors	Marketing Events	Employees
Black Stallion	4089 Silverado Trail	43600		100000	_	350		2
Domaine Montreaux	4101 Big Ranch Road	7956		20000		0		2
Luna Vineyards	2921 Silverado Trail	16480		150000		420	77	15
Andretti Winery	4162 Big Ranch Road	15500	0	100000		100	0	5
Monticello Cellars	4242 Big Ranch Road	11500	0	100000	Public	84	0	6
Sam Jasper Winery	4059 Big Ranch Road	17400	0	20000	Appt	160	23	4
Silverado Hill Vineyard	3031 Silverado Trail	27454	0	200000	Appt	490	126	24
Razi Winery	3106 Silverado Trail	4600	0	20000	Appt	50	0	0
Darioush Winery	4240 Silverado Trail	21252	0	100000	Public	400	428	8
Beau Vigne Winery	4057 Silverado Trail	7580	0	14000	Appt	80	14	4
Hagafen Cellars	4158 Silverado Trail	6800	0	50000	Appt	150	12	6
Reynolds Winery	3260 Silverado Trail	10066	0	40000	Appt	280	52	2
Robert Biali Vineyards	4036 Big Ranch Road	23804	0	60000	Appt	195	2	15
Materra Winery	4324 Big Ranch Road	26118	0	110000	Appt	40	2	4
Kitchak Winery	1096 Hardman Avenue	6020	0	15000	Appt	140	26	3
Corona Winery	3165 Silverado Trail	31428	0	100000	Appt	280	80	24
Refuge Winery	3150 Silverado Trail	18875	0	50000	Appt	868	115	10
Fortunati Winery	986 Salvador Avenue	1727	0	12000	Appt	70	11	2

### Boyd Family Vineyards Winery Permit #P17-00379-UP Winery Comparison 30,000 Gallons

#### BY APPOINTMENT WINERIES

							Annual	Number of			
				Daily	Weekly	Annual	Marketing	Marketing	Annual		
Name	Bldg Size	Cave Size	Production	Visitors	Visitors	Visitors	Visitors	Events	Visitation	Acres	Location
IDEOLOGY CELLARS	8523	0	30000	15	105	5460	240	7	5700	10.09	Valley Floor
JOSEPH CELLARS	4941	15798	30000	75	525	27300	4560	106	31860	25.96	hillside
CADE WINERY	12203	14290	30000	15	75	3900	750	15	4650	53.9	Angwin
DARMS LANE WINERY	11251	11771	30000	24	150	7800	1414	54	9214	49.16	Valley Floor
ROGERS WINERY	4998	0	30000	20	120	6240	300	10	6540	52.93	hillside
DIOGENES RIDGE WINERY	3445	5800	30000	15	90	4680	1020	41	5700	12.94	Angwin
FISHER WINERY	16200	0	30000	10	50	2600	575	23	3175	55.69	Valley Floor
HOURGLASS WINERY	4700	10400	30000	10	22	1144	550	16	1694	15	hillside
CORBETT VINEYARDS	8243	4000	30000	0	10	520	140	4	660	56.48	hillside
DAVID ARTHUR VINEYARDS	6900	6500	30000	20	35	1820	1377	13	3197	47.85	hillside
SLEEPING GIANT	12745	0	30000	10	85	4420	300	6	3212	11.41	Calistoga
CASTELLUCCI FAMILY WINERY	12376	0	30000	50	210	10920	830	19	11750	19.3	Valley Floor
HILLVIEW VINEYARD	7700	0	30000	16	112	5824	1430	27	7254	16.01	Valley Floor
YOUNTVILLE WASHINGTON STREET WINERY	5264	0	30000	25	175	9100	400	11	9500	10.5	Valley Floor
FANTESCA ESTATE	4700	6900	30000	18	100	5200	1205	43	6405	52.56	hillside
JUDD'S HILL WINERY	7108	0	30000	8	28	1456	0	0	1456	20.05	Valley Floor
H and L Winery	5000	0	30000	20	140	7280	400	11	7680	41.15	Valley Floor
AVERAGE CALCULATION	8206	4716	30000	21	118	6149	943	25	6998	31.86	
MEDIAN CALCULATION	7404	2000	30000	16	95	4940	663	16	5175	33.95	
BOYD FAMILY VINEYARDS WINERY	4,200	0	30000	15	40	2080	400	11	2480	21.88	Valley Floor

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#### **PRE-WDO WINERIES**

							Annual	Number of			
				Daily	Weekly	Annual	Marketing	Marketing	Annual		
Name	Bldg Size	Cave Size	Production	Visitors	Visitors	Visitors	Visitors	Events	Visitation	Acres	Location
CONSTENTINO WINERY	12850	0	30000	50	350	18200	0	C	18200	4.29	Valley Floor
AVERAGE CALCULATION	12850	0	30000	50	350	18200	0	C	18200	4.29	
MEDIAN CALCULATION	12850	0	30000	50	350	18200	0	C	18200	4.29	