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## Winery Comparison Analysis

**Taylor Family Vineyards**

**Permit # P15-00291-UP**

**APN 039-040-016**

**Summary of Location and Operation Criteria**

| LOCATIONAL CRITERIA  | STAFF COMMENTS  |
|--|---|
| Size of Parcel   | 21.1 acres  |
| Proximity of Nearest Residence   | 835 feet  |
| Number of Wineries Located Within One Mile   | 15  |
| 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  | No  |
| Located Within a Municipal Reservoir Watershed   | No  |
| Located Within a State Responsibility Area or Fire Hazard Severity Zone                              | No  |
| Located Within an Area of Expansive Soils  | No  |
| 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  | No  |
| Percentage of Estate Grapes Proposed   | 10 acres  |
| Number of Proposed Variances   | None  |
| Wastewater Processed On-Site   | No  |
| Voluntary Greenhouse Gas Emission Reduction Measures Proposed  | Yes, four measures incorporated such as water efficient landscaping and alternative work schedules for employees. |
| Vanpools, Flexible Work Shifts, Shuttles, or Other Traffic Congestion Management Strategies Proposed | Yes   |
| Violations Currently Under Investigation   | None  |
| High Efficiency Water Use Measures Proposed  | Yes, native drought tolerant landscaping and water efficient fixtures proposed                                    |
| Existing Vineyards Proposed to be Removed  | None  |
| 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  | No  |
| New Vineyards Plantings Proposed   | No  |
| Hold & Haul Proposed: Temporary (Duration of Time) or Permanent                                      | Yes, until additional funding is available.   |
| Trucked in Water Proposed  | No  |

**Taylor Family Vineyards**  
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**Wineries Within One Mile of APN 039-040-016**

| Name                           | Address                    | Bldg Size | Cave Size | Production | Tours/<br>Tastings | Weekly<br>Visitors | Number of<br>Marketing<br>Events | Employees |
|--------------------------------|----------------------------|-----------|-----------|------------|--------------------|--------------------|----------------------------------|-----------|
| ROBERT SINSEY VINEYARDS        | 6320 Silverado Trail       | 9,000     | 10,685    | 65,000     | PUB                | 129                | 14                               | 10        |
| CLIFFLEDE VINEYARDS            | 1473 Yountville Cross Road | 26,430    | 31,300    | 120,000    | PUB                | 1,015              | 18                               | 24        |
| SHAFER VINEYARDS               | 6154 Silverado Trail       | 33,630    | 8,900     | 200,000    | APPT               | 105                | 29                               | 2         |
| BALDACCI FAMILY VINEYARDS      | 6236 Silverado Trail       | 576       | 9,240     | 20,000     | No                 | 0                  | 0                                | 0         |
| QUIXOTE WINERY                 | 6126 Silverado Trail       | 8,050     | 0         | 20,000     | APPT               | 70                 | 0                                | 4         |
| STAG'S LEAP WINERY (DOUMANI 5) | 6130 Silverado Trail       | 64,689    | 23,500    | 315,000    | APPT               | 10                 | 25                               | 12        |
| STAG'S LEAP WINERY (DOUMANI 1) | 6150 Silverado Trail       | 20,739    | 3,200     | 60,000     | APPT               | 280                | 0                                | 4         |
| BERINGER WINE ESTATES          | 6148 Silverado Trail       | 5,400     | 0         | 20,000     | TST APPT           | 0                  | 0                                | 2         |
| SILVERADO VINEYARDS            | 6121 Silverado Trail       | 65,030    | 0         | 360,000    | PUB                | 250                | 271                              | 16        |
| ODETTE WINERY                  | 5998 Silverado Trail       | 17,680    | 8,160     | 59,999     | PUB                | 24                 | 96                               | 14        |
| PINE RIDGE WINERY              | 5901 Silverado Trail       | 35,896    | 31,830    | 300,000    | PUB                | 833                | 112                              | 30        |
| STAG'S LEAP WINE CELLARS       | 5766 Silverado Trail       | 57,120    | 34,860    | 330,000    | PUB                | 350                | 153                              | 86        |
| HARTWELL WINERY                | 5765 Silverado Trail       | 8,000     | 5,000     | 36,000     | APPT               | 120                | 8                                | 10        |
| KAPSCANDY WINERY               | 1005 State Lane            | 11,820    | 0         | 20,000     | APPT               | 36                 | 27                               | 2         |
| ROBINSON FAMILY VINEYARDS      | 5880 Silverado Trail       | 1,086     | 2,100     | 15,000     | APPT               | 8                  | 8                                | 0         |

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**Winery Comparison (15,000 gallons)**

**BY APPOINTMENT WINERIES**

| Name                       | Bldg Size   | Cave Size   | Production   | Daily Visitors | Weekly Visitors | Annual Visitors | Annual Marketing Visitors | Number of Marketing Events | Annual Visitation | Acres        | Location     |
|----------------------------|-------------|-------------|--------------|----------------|-----------------|-----------------|---------------------------|----------------------------|-------------------|--------------|--------------|
| SLOAN WINERY               | 3700        | 5593        | 15000        | N/A            | N/A             | N/A             | N/A                       | N/A                        | N/A               | 40.23        | hillside     |
| VILLA DEL LAGO             | 4877        | 2500        | 15000        | 20             | 30              | 1560            | 320                       | 6                          | 1880              | 44.85        | hillside     |
| ELAN VINEYARDS             | 3040        | 0           | 15000        | N/A            | N/A             | N/A             | N/A                       | N/A                        | N/A               | 41.7         | Atlas Peak   |
| O'SHAUGNESSY WINERY        | 6891        | 11600       | 15000        | 20             | 7               | 365             | 80                        | 4                          | 445               | 63.31        | Angwin       |
| REVANA WINERY              | 6624        | 0           | 15000        | 8              | 40              | 2080            | 258                       | 12                         | 2338              | 10.93        | valley floor |
| DANCING HARES VINEYARD     | 4086        | 4885        | 15000        | 2              | 16              | 192             | 70                        | 5                          | 262               | 30.37        | hillside     |
| ROBINSON FAMILY VINEYARDS  | 1086        | 2100        | 15000        | 4              | 8               | 416             | 180                       | 8                          | 596               | 20           | valley floor |
| CHECKERBOARD VINEYARDS     | 8498        | 19000       | 15000        | 22             | 75              | 3900            | 200                       | 7                          | 4100              | 85.27        | hillside     |
| EEDEN VINEYARDS            | 3398        | 0           | 15000        | 4              | 8               | 416             | 130                       | 5                          | 546               | 7.1          | hillside     |
| KITCHAK WINERY             | 6020        | 0           | 15000        | 20             | 140             | 7280            | 680                       | 26                         | 7960              | 20.07        | valley floor |
| MALDONADO WINERY           | 3692        | 2800        | 15000        | 12             | 30              | 1560            | 80                        | 3                          | 1640              | 11.14        | hillside     |
| <b>AVERAGE CALCULATION</b> | <b>4719</b> | <b>4407</b> | <b>15000</b> | <b>12</b>      | <b>39</b>       | <b>1974</b>     | <b>222</b>                | <b>8</b>                   | <b>2196</b>       | <b>34.09</b> |              |
| <b>MEDIAN CALCULATION</b>  | <b>4086</b> | <b>2500</b> | <b>15000</b> | <b>12</b>      | <b>30</b>       | <b>1560</b>     | <b>180</b>                | <b>6</b>                   | <b>1640</b>       | <b>30.37</b> |              |
| Taylor Family Vineyards    | 2560        | 0           | 15000        | 17             | 85              | 4420            | 375                       | 11                         | 4795              | 21.15        | valley floor |

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**Winery Comparison (15,000 gallons)**

**PRE-WDO WINERIES**

| Name                        | Bldg Size   | Cave Size   | Production   | Daily Visitors | Weekly Visitors | Annual Visitors | Annual Marketing Visitors | Number of Marketing Events | Annual Visitation | Acres        | Location     |
|-----------------------------|-------------|-------------|--------------|----------------|-----------------|-----------------|---------------------------|----------------------------|-------------------|--------------|--------------|
| BREMER FAMILY WINERY        | 6780        | 16136       | 15000        | 1              | 6               | 312             | N/A                       | N/A                        | 312               | 26.65        | hillside     |
| MJA WINERY                  | 11921       | 5511        | 15000        | 15             | 75              | 3900            | 420                       | 14                         | 4320              | 17.78        | hillside     |
| STORYBOOK MOUNTAIN VINEYARD | 2975        | 5400        | 15000        | N/A            | N/A             | N/A             | 240                       | 6                          | 240               | 90.78        | hillside     |
| <b>AVERAGE CALCULATION</b>  | <b>7225</b> | <b>9016</b> | <b>15000</b> | <b>8</b>       | <b>41</b>       | <b>2106</b>     | <b>330</b>                | <b>10</b>                  | <b>1624</b>       | <b>45.07</b> |              |
| <b>MEDIAN CALCULATION</b>   | <b>6780</b> | <b>5511</b> | <b>15000</b> | <b>8</b>       | <b>41</b>       | <b>2106</b>     | <b>330</b>                | <b>10</b>                  | <b>1624</b>       | <b>45.07</b> |              |
| Taylor Family Vineyards     | 2560        | 0           | 15000        | 17             | 85              | 4420            | 375                       | 11                         | 4795              | 21.15        | valley floor |