



Winery Comparison Analysis

Regusci Winery, Major Modification to Use Permit P16-00307
& Request for Exception to Road and Street Standards
Planning Commission Hearing Date, November 15, 2017

Regusci Winery
Use Permit Major Modification #P16-00307
Summary of Location and Operation Criteria

LOCATIONAL CRITERIA	STAFF COMMENTS
Size of Parcel	162.6 acres
Proximity of Nearest Residence	1,800 feet west of winery buildings
Number of Wineries Located Within One Mile	14
Located Within the Napa Valley Business Park (AKA Airport Industrial Area)	No
Primary Road Currently or Projected to be Level of Service (LOS) D or Below	Yes. Silverado Trail is projected to operate at LOS D with the project through the near-term horizon (2020) and is projected to operate at LOS E in the long-term horizon (2030).
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	The winery is located in a Moderate Fire Hazard Severity Zone of the State Responsibility Area.
Located Within an Area of Expansive Soils	No. The Boomer-Forward-Felta complex, 5-30 percent slopes, soil type that underlies the majority of the winery improvements has a low potential for shrinking and swelling. Additionally, no new buildings or structures for human occupancy are proposed to be constructed with the proposed modification.
Located Within a Protected County Viewshed	Portions of the property east of the winery buildings are on lands with slopes that exceed 15 percent. The proposed project includes installation of tanks for storage of water and wastewater. These tanks would be screened by existing tree canopies or silo walls.
Result in the Loss of Sensitive Habitat	No
OPERATIONAL CRITERIA	STAFF COMMENTS
Napa Green Certified or Other Related Program	Applicant has indicated intent to become a Certified Green Business or "Napa Green Winery," and has indicated intent to become a certified "Napa Green Land."
Percentage of Estate Grapes Proposed	Existing vineyards on-site and on adjacent properties owned by the applicant would be sufficient to produce all of the requested production increase. The owner would continue to sell excess grapes to other wineries.
Number of Proposed Variances	None
Wastewater Processed On-Site	Yes

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OPERATIONAL CRITERIA (CONT'D)	STAFF COMMENTS
Voluntary Greenhouse Gas Emission Reduction Measures Proposed	The winery owner indicated in the GHG BMP Checklist, intent to install photovoltaic array for renewable energy to the winery. The applicant currently composts garden material; implements a recycling program; and upgrades failing fixtures with water-efficient plumbing and landscaping and energy-efficient lighting fixtures.
Vanpools, Flexible Work Shifts, Shuttles, or Other Traffic Congestion Management Strategies Proposed	None are proposed.
Violations Currently Under Investigation	The winery operator has been conducting tours and tastings above the numbers specified in the winery's use permit (No. 95550-UP). The requested modification would remedy this and other areas of noncompliance, including winery size, expansion of accessory use areas, and parking and employee numbers.
High Efficiency Water Use Measures Proposed	The applicant currently is in contract with the town of Yountville to receive treated wastewater for vineyard irrigation. The proposed pond for storage of process wastewater from increased production would also facilitate reuse of the wastewater for vineyard irrigation.
Existing Vineyards Proposed to be Removed	None
On-Site Employee or Farmworker Housing Proposed	There is an existing farm labor dwelling on the property. No additional units are proposed.
Site Served by a Municipal Water Supply	No
Site Served by a Municipal Sewer System	No
Recycled Water Use Proposed	Yes. Property owner currently irrigates vineyard area with treated reclaimed water from the town of Yountville's wastewater treatment plant. The owner proposes to construct a recycled water pond on the winery property for storage of treated winery process wastewater and reuse of the water for additional vineyard irrigation.
New Vineyard Plantings Proposed	None
Hold & Haul Proposed: Temporary (Duration of Time) or Permanent	No
Trucked in Water Proposed	No

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Wineries Within One Mile of APN 039-030-023

Name	Address	Bldg Size	Cave Size	Production	Tours/ Tastings	Weekly Visitors	Number of Marketing Events	Employees
PINE RIDGE WINERY	5901 SILVERADO TRL	17700	31830	300000	PUB	833	112	30
ROBINSON FAMILY VINEYARDS	5880 SILVERADO TRL	1086	2100	15000	APPT	8	8	0
RELIC WINERY	2400 SODA CANYON RD	8641	2458	20000	APPT	120	11	4
CLOS DU VAL WINE CO	5330 SILVERADO TRL	15000	0	350000	PUB	900	94	33
HARTWELL WINERY	5765 SILVERADO TRL	8000	5000	36000	APPT	120	8	10
STAGS LEAP WINE CELLARS	5766 SILVERADO TRL	2500	34860	330000	PUB	350	153	86
CAVUS VINEYARDS	5860 SILVERADO TRL	0	1650	2500	NO	0	0	1
CHIMNEY ROCK VINEYARDS	5350 SILVERADO TRL	14000	0	145000	PUB	350	149	18
THE CAVES AT SODA CANYON	2275 SODA CANYON RD	0	16000	30000	APPT	70	18	4
LINDSTROM WINERY	5994 SILVERADO TRL	0	5750	3500	APPT	6	20	2
GRIFFIN WINERY	5850 SILVERADO TRL	1275	0	2400	APPT	28	0	2
ODETTE WINERY	5998 SILVERADO TRL	1800	8160	59999	PUB	24	96	14
BERINGER WINE ESTATES	6148 SILVERADO TRL	6000	0	20000	TST APPT	0	0	2
V-12 WINERY	2001 SODA CANYON RD	1800	7000	22500	APPT	36	5	3

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Winery Comparison (50,000 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
WOOLLS RANCH WINERY	20882	0	50000	60	350	18200	4640	76	22840	236.66	Hillside
SHUTTERS WINERY	9034	11600	50000	18	40	2080	1000	26	3080	13.36	Hillside
ROBERT FOLEY VINEYARDS	1760	12350	50000	10	60	3120	244	14	3364	13.04	Angwin
BUEHLER VINEYARDS	12187	0	50000	0	0	0	0	0	0	47.76	Hillside
BROWN ESTATE VINEYARDS	2704	6000	50000	2	2	104	220	9	324	130.46	Chiles Valley
OUTPOST WINES	9155	0	50000	30	180	9360	325	9	9685	37.61	Angwin
ITALICS WINERY	15880	16500	50000	20	50	2600	390	8	2990	45.98	MST
GAMBLE FAMILY VINEYARDS	32760	0	50000	30	300	15600	1410	34	17010	11.17	Valley Floor
LAST RESORT WINERY	9839	0	50000	20	140	7280	720	12	8000	55.44	Pope Valley
ALTAMURA WINERY	11800	3115	50000	0	20	1040	0	0	1040	58.59	Wooden Valley
REFUGE WINERY	18875	0	50000	124	868	45136	3370	115	48506	13.23	Valley Floor
PRIDE MOUNTAIN VINEYARDS	5400	14000	50000	20	20	1040	1060	49	2100	22.27	Hillside
LOKOYA	16712	0	50000	30	70	3640	720	24	4360	72.55	Hillside
ROBERT KEENAN WINERY	10006	0	50000	35	245	12740	1050	21	13790	147.39	Hillside
BENNETT LANE WINERY	17550	0	50000	32	200	10400	2495	55	12895	10	Valley Floor
WHEELER FARMS WINERY	31085	0	50000	32	224	11648	1452	52	13100	11.66	Valley Floor
TWO ROCKS WINERY	6950	20682	50000	6	15	780	920	13	1700	46.66	Hillside
HAGAFEN CELLARS	6800	0	50000	25	150	7800	725	12	8525	12.28	Valley Floor
NIEBAUM COPPOLA ESTATE NIEBAUM LN	30090	0	50000	20	15	780	1170	41	1950	78.76	Hillside
BALLENTINE WINERY	7400	0	50000	0	10	520	0	0	520	21.12	Valley Floor
NORMAN ALUMBAUGH WINERY	21052	0	50000	20	140	7280	244	8	7524	80.92	Pope Valley
CAIRDEAN WINERY	24370	16500	50000	25	175	9100	1400	50	10500	50.31	Hillside
AVERAGE CALCULATION	14650	4579	50000	25	149	7739	1071	29	8809	55.33	
MEDIAN CALCULATION	11994	0	50000	20	105	5460	823	18	5942	46.32	
REGUSCI WINERY (APPROVED)	2980	0	25000	0	10	520	See Note	See Note	520	162.6	Hillside
REGUSCI WINERY (EXISTING)	26500	0	25000	40	150	7800	600	4	8400	162.6	Hillside
REGUSCI WINERY (PROPOSED)	26500	0	50000	150	400	20800	3946	224	24746	162.6	Hillside

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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
FOLIE A DEUX	9700	0	50000	50	350	18200	0	0	18200	3	Valley Floor
MADONNA ESTATE - MONT ST JOHN CELLARS	15280	0	50000	0	50	2600	0	0	2600	4.37	Carneros
AVERAGE CALCULATION	12490	0	50000	25	200	10400	0	0	10400	3.69	
MEDIAN CALCULATION	12490	0	50000	25	200	10400	0	0	10400	3.69	
REGUSCI WINERY (APPROVED)	2980	0	25000	0	10	520	See Note	See Note	520	162.6	Hillside
REGUSCI WINERY (EXISTING)	26500	0	25000	40	150	7800	600	4	8400	162.6	Hillside
REGUSCI WINERY (PROPOSED)	26500	0	50000	150	400	20800	3946	224	24746	162.6	Hillside

NAPA VALLEY BUSINESS PARK (AKA AIRPORT INDUSTRIAL AREA) WINERY PERMITS

Name	Bldg Size	Cave Size	Production	Tours/ Tastings	Daily Visitors	Weekly Visitors	Annual Visitors	Annual Marketing Visitors	Number of Marketing Events	Total Visitors	Acres	Location
DAVID BUSBY WINERY	18162	0	50000	NO	0	0	0	0	0	0	1.28	Industrial
REGUSCI WINERY (APPROVED)		0	25000	APPT	0	10	520	See Note	See Note	520	162.6	Hillside
REGUSCI WINERY (EXISTING)		0	25000	APPT	40	150	7800	600	4	8400	162.6	Hillside
REGUSCI WINERY (PROPOSED)		0	50000	APPT	150	400	20800	3946	224	24746	162.6	Hillside

Note: Use Permit 95550 did not describe a specific marketing event program but allowed product marketing activities to be limited to: 1) direct sales by appointment; 2) sales by wholesale; and 3) tours and tastings by appointment by members of the wine trade, persons invited to the winery, who have pre-established business or personal relationships with the winery or its owners, or who have made unsolicited appointments for tours and tastings. Winery marketing combined with by-appointment tours and tastings was conditioned to be limited to 10 visitors per week with no more than three on the busiest day.