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## Winery Comparison Analysis

**Reynolds Family Winery**  
**P14-00334**  
**Summary of Location and Operation Criteria**

LOCATIONAL CRITERIA	STAFF COMMENTS
Size of Parcel	±13.45 acres
Proximity of Nearest Residence	±430 feet
Number of Wineries Located Within One Mile	17
Located Within the Napa Valley Business Park (AKA Airport Industrial Area)	Not applicable
Primary Road Currently or Projected to be Level of Service D or Below	Silverado Trail: LOS C, current/ LOS D, projected
Primary Road a Dead End	No dead end road
Located Within a Flood Zone	Not within a Flood Zone
Located Within a Municipal Reservoir Watershed	Not within a Municipal Reservoir Watershed
Located Within a State Responsibility Area or Fire Hazard Severity Zone	Local Responsibility Area/not in High Fire Hazard Severity Zone
Located Within an Area of Expansive Soils	No Expansive Soils
Located Within a Protected County Viewshed	Not located on slopes over 15%
Result in the Loss of Sensitive Habitat	No sensitive habitat located on property
OPERATIONAL CRITERIA	STAFF COMMENTS
Napa Green Certified or Other Related Program	Does not indicate membership
Percentage of Estate Grapes Proposed	±9acres of vineyards minus .44 acres; ±10 ac vineyards nearby property; lease next door ±5 acres; 5 various Napa Valley grape contracts. Property under AG contract.
Number of Proposed Variances	No variances proposed
Wastewater Processed On-Site	yes, waste water and septic will be accommodated on-site
Voluntary Greenhouse Gas Emission Reduction Measures Proposed	Yes, 10 items have been checked on the list and are discussed in staff report
Vanpools, Flexible Work Shifts, Shuttles, or Other Traffic Congestion Management Strategies Proposed	Proposes use of shuttle buses during the larger auction-related events. No other programs proposed.
Violations Currently Under Investigation	Operated outside approved production & visitation levels-Modification Application filed; Non-conforming A-frame signs used- they have been removed; advertised rental of cottage on website-resolved.
High Efficiency Water Use Measures Proposed	As listed on Best Management Checklist
Existing Vineyards Proposed to be Removed	±.44 acres to be removed for building expansion and parking
On-Site Employee or Farmworker Housing Proposed	None proposed
Site Served by a Municipal Water Supply	None

**Reynolds Family Winery**  
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OPERATIONAL CRITERIA	STAFF COMMENTS
Site Served by a Municipal Sewer System	None
Recycled Water Use Proposed	Process wastewater will be utilized for vineyard irrigation.
New Vineyards Plantings Proposed	No new plantings proposed on this parcel
Hold & Haul Proposed: Temporary (Duration of Time)	None Proposed
Trucked in Water Proposed	None proposed

**Reynolds Family Winery**  
**Permit #P14-00334**  
**Wineries Within One Mile of APN 039-610-002**

Name	Address	Bldg Size	Cave Size	Production	Tours/ Tastings	Weekly Visitors	Number of Marketing Events	Employees
<b>APPROVED/PRODUCING</b>								
ANDRETTI WINERY	4162 BIG RANCH RD	15500	0	100000	PUB	100	0	5
BEAU VIGNE WINERY-Modification	4057 SILVERADO TRL	8279	0	14000	APPT	80	14	2
BLACK STALLION	4089 SILVERADO TRL	43600	0	100000	PUB	350	0	2
CORONA WINERY	3165 SILVERADO TRL	31428	0	100000	APPT	280	14	24
DARIOUSH WINERY	4240 SILVERADO TRL	21252	0	100000	PUB	400	428	8
GRASSI WINERY	1044 SODA CANYON RD	7773	0	25000	APPT	70	3	10
HAGAFEN CELLARS	4160 SILVERADO TRL	6800	0	50000	APPT	150	12	6
KITCHAK WINERY	1096 HARDMAN AVE	6020	0	15000	APPT	140	26	3
KRUPP BROTHERS WINERY	3150 SILVERADO TRL	18875	0	50000	APPT	868	115	10
LUNA VINEYARDS	2921 SILVERADO TRL	16480	0	150000	APPT	420	77	15
RAZI WINERY	3108 SILVERADO TRL	4600	0	20000	APPT	50	0	0
ROBERT BIALI VINEYARDS	4024 BIG RANCH RD	19706	0	40000	APPT	10	2	6
ROY ESTATE VINEYARDS	1212 SODA CANYON RD	10525	6500	12000	APPT	40	12	2
SAM JASPER WINERY	4059 SILVERADO TRL	17093	0	20000	APPT	160	23	3
SILVERADO HILL VINEYARD LLC	3105 SILVERADO TRL	27454	0	200000	APPT	490	126	24
WILLIAM HILL WINERY	1761 ATLAS PEAK RD	102490	30000	720000	APPT	250	0	8
REFUGE WINERY	3150 SILVERADO TRL	18875		50000	APPT	124	115	10
ELLMAN FAMILY WINERY	3286 SILVERADO TRL	7781		30000	APPT	15	27	9

**Reynolds Family Winery**  
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**Winery Comparison (35,000 to 45,000 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
DEL BONDIO WINERY	7000	0	38000	0	3	156	0	0	156	31.1	valley floor
HARTWELL WINERY	8000	5000	36000	24	120	6240	465	8	6705	29.81	valley floor
JARVIS VINEYARDS	20424	51724	40000	50	350	18200	0	0	18200	124	hillside
MADRIGAL VINEYARDS	7617	0	36000	4	20	1040	170	7	1210	10.16	valley floor
NAPA HARVEST WINERY	5120	7440	36000	20	50	2600	140	4	2740	10.81	Wooden Valley
NEAL WINERY	8150	7132	35000	15	35	1820	300	7	2120	12.71	Angwin
PALMAZ WINERY	0	55000	35000	50	350	18200	130	3	18330	122.12	hillside
ROCKY RIDGE WINERY	18280	16600	35000	8	40	2080	970	28	3050	20	Angwin
SHIFFLETT ESTATE WINERY	3000	0	40000	20	56	2912	510	14	3422	46.2	valley floor
STAGLIN WINERY	28108	28483	36000	10	100	5200	740	9	5940	10.05	valley floor
CEJA VINEYARDS	31758	0	45000	24	168	1176	4485	56	5661	10.42	Carneros
FLYNVILLE WINE COMPANY	26,200	0	40000	25	175	9100	750	15	9850	10.09	valley floor
B CELLARS	21552	22946	45000	60	250	13000	860	16	13860	11.53	valley floor
TENCH WINERY	6779	6245	42840	14	98	5264	150	3	5414	60.86	valley floor
<b>AVERAGE CALCULATION</b>	<b>13713</b>	<b>14326</b>	<b>38560</b>	<b>23</b>	<b>130</b>	<b>6213</b>	<b>691</b>	<b>12</b>	<b>6904</b>	<b>36.42</b>	

<b>MEDIAN CALCULATION</b>	<b>8075</b>	<b>6689</b>	<b>37000</b>	<b>20</b>	<b>99</b>	<b>4056</b>	<b>383</b>	<b>8</b>	<b>5538</b>	<b>16.36</b>	
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<b>REYNOLDS FAMILY WINERY (EXISTING)</b>	<b>7800</b>	<b>0</b>	<b>20000</b>	<b>10</b>	<b>60</b>	<b>3120</b>	<b>105</b>	<b>3</b>	<b>3225</b>	<b>13.45</b>	<b>valley floor</b>
<b>REYNOLDS FAMILY WINERY (PROPOSED)</b>	<b>9404</b>	<b>0</b>	<b>40,000</b>	<b>40</b>	<b>280</b>	<b>14560</b>	<b>1901</b>	<b>53</b>	<b>16461</b>	<b>13.45</b>	<b>valley floor</b>

**Reynolds Family Winery**  
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**Winery Comparison (35,000-45,000 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
BENESSERE	9994	0	40000	0	4	208	0	0	208	42.61	valley floor
EAGLES TRACE	26099	0	40000	15	20	1040	360	16	1400	40	hillside
NEYERS VINEYARDS WINERY	8000	6800	40000	0	0	0	0	0	0	29.31	hillside
PESTONI FAMILY WINERY	7900	0	35000	20	150	7800	0	0	7800	5.47	valley floor
SWANSON VINEYARDS	8480	0	42500	20	100	5200	0	0	5200	1.32	Valley floor
<b>AVERAGE CALCULATION</b>	<b>12998</b>	<b>1700</b>	<b>38750</b>	<b>9</b>	<b>44</b>	<b>2262</b>	<b>90</b>	<b>4</b>	<b>2352</b>	<b>29.35</b>	
<b>MEDIAN CALCULATION</b>	<b>8480</b>	<b>0</b>	<b>40000</b>	<b>15</b>	<b>20</b>	<b>1040</b>	<b>0</b>	<b>0</b>	<b>804</b>	<b>34.66</b>	
<b>REYNOLDS FAMILY WINERY (EXISTING)</b>	7800	0	20000	10	70	3640	100	3	3740	13.45	valley floor
<b>REYNOLDS FAMILY WINERY (PROPOSED)</b>	9404	0	40000	40	280	14560	1901	53	16781	13.45	valley floor