

Winery Comparison Analysis and Summary of Changes

Justin/Knollwood Vineyards Permit #19-00124-UP Summary of Changes

Permitted Conditions	Existing Conditions To Be Recognized	Proposed Request Beyond Existing Conditions	Net Change Analyzed			
Production:	Production:	Production:	Production:			
20000	33000	40000	7000			
No. 10 and a second	No. 11 and a	No. 11 and a second	No. of Contract Contr			
Visitation:	Visitation:	Visitation:	Visitation:			
0 Visitors/Day	7 Visitors/Day	14 Visitors/Day	Net increase of 7 Visitors/Day			
0 Visitors/Week	49 Visitors/Week	98 Visitors/Week	Net increase of 49 Visitors/Week			
0 Visitors/Year	2548 Visitors/Year	5096 Visitors/Year	Net increase of 2548 Visitors/Year			
Marketing Program:	Marketing Program:	Marketing Program:	Marketing Program:			
0 promotional Events/year @ max. x guests	0	10 small events/year @ 25 guests	10 small events/year @ 25 guests			
0 wine auction event/year @ max. x guests	0	2 medium events/year @ max. 50 guests	2 medium events/year @ max. 50 guest			
	0	1 large event/year @ max. 100 guests	1 large event/year @ max. 100 guests			
0 Total Events	0	13 Total Events	13 Total Events			
0 Total Marketing Guests/Year	0	450 Marketing Guests/year	450 Marketing Guests/year			
Employees:	Employees:					
2 full-time employees	6 full-time employees	10 full time employees	Net increase of 4 full-time employees			
2 part-time employees	5 harvest employees	5 part-time employees	Net increase of 2 part-time employees			

Justin/Knollwood Vineyards Permit #19-00124-UP Summary of Location and Operation Criteria

LOCATIONAL CRITERIA	STAFF COMMENTS
Size of Parcel	31.7
Proximity of Nearest Residence	500
Number of Wineries Located Within One Mile	8
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 Located Within a State Responsibility Area or Fire	No
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	50%
Number of Proposed Variances	0
Wastewater Processed On-Site	Yes
Voluntary Greenhouse Gas Emission Reduction Measures Proposed	Installation of two (2) electrical vehicle charging stations. New development resulting from this project will connect to recycle water, implement Low-impact development (LID), limit the amount of grading and tree removal, and provide education to staff and visitors on sustainable practices
Vanpools, Flexible Work Shifts, Shuttles, or Other	visitors on sustainable practices
Traffic Congestion Management Strategies	
Proposed	No
Violations Currently Under Investigation	No
High Efficiency Water Use Measures Proposed	No
Existing Vineyards Proposed to be Removed	Yes, 0.72 acres
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

Justin/Knollwood Vineyards Permit #19-00124-UP

Hold & Haul Proposed: Temporary (Duration of Location and Operation Criteria							
Time) or Permanent	No						
Trucked in Water Proposed	No						

Justin/Knollwood Vineyards Permit #19-00124-UP Wineries Within One Mile of APN 036-190-026

Name	Address	Bldg Size	Cave Size	Production	Tours/ Tastings	Weekly Visitors	Number of Marketing Events	Employees
	4326 Big Ranch Road	40,465		150,000		238		15
MONTICELLO CELLARS (CORLEY FAMILY)	4242 Big Ranch Road	11500	0	100,000	YES	84	0	6
ANDRETTI WINERY	4162 Big Ranch Road	15,500	0	100,000	yes	100	0	5
FORTUNATI WINERY	980 Salvador Avenue	1727	0	12,000	appt	70	11	2
BOYD FAMILY VINEYARDS	4042 Big Ranch Road	4600		30000	APPT	40	11	3
ROBERT BIALI VINEYARDS	4036 Big Ranch Road	23,804	0	60000	APPT	195	2	15
KITOKO WINERY	3201 Atlas Peak Road	0	14,321	40,000	APPT	140	11	7

							Number of		
					Tours/	Weekly	Marketing		
Proposed Winery Napa	Address	Bldg Size	Cave Size	Production	Tastings	Visitors	Events	Employees	
KNOLLWOOD VINEYARDS	4101 Big Ranch Road	7956	C	10000	NO	0	0		2

Justin/Knollwood Vineyards Permit #19-00124-UP

Summary of Location and Operation Criteria Winery Comparison (40,000 Gallons)

BY APPOINTMENT WINERIES

				Daily	Weekly	Annual	Annual Marketing	Number of Marketing	Annual		
Name	Bldg Size	Cave Size	Production			Visitors	Visitors	Events		Acres	Location
FLYNNVILLE WINE COMPANY	26200	0			175	9100					valley floor
EAGLES TRACE	26099	0	40000		20	1040	360	16	1400		hillside
BALDACCI FAMILY VINEYARDS	7474	18644	40000	100	700	36400	1420	34	37820	28.72	valley floor
KITOKO VINEYARDS WINERY	7448	13662	40000	20	140	7280	400	11	7680	20	Atlas Peak
JARVIS VINEYARDS	20424	51724	40000	50	350	18200	0	0	18200	124	hillside
SHIFFLETT RANCH AND VINEYARD	3000	0	40000	20	56	2912	510	14	3422	46.2	valley floor
REYNOLDS WINERY	10066	0	40000	40	280	14560	1906	52	16466	13.45	hillside
AVERAGE CALCULATION	14387	12004	40000	39	246	12785	678	19	13463	40.35	
	10055		10000	0.5	455	0400	400		42072	22.42	
MEDIAN CALCULATION	10066	0	40000	25	175	9100	400	14	12073	33.10	
Justin/Knollwood (Domaine Montreaux)	7956	0	10000	0	0	0	0	0	0	31.7	valley floor

Justin/Knollwood Vineyards Permit #19-00124-UP

Summary of Location and Operation Criteria Winery Comparison (40,000 Gallons)

PRE-WDO WINERIES

				5 "			Annual	Number of			
Managa	Did-Ci	Carra Ciara						Marketing	Annual	A	Lacation
		Cave Size			Visitors		Visitors	Events	Visitation		Location
EAGLES TRACE	26099										hillside
BALDACCI FAMILY VINEYARDS	7474										valley floor
NEYERS VINEYARDS WINERY	8000	6800	40000	0	0	0	0	C	C	29.31	hillside