



Winery Comparison Analysis

McVicar Vineyards
Permit # P15-00020-UP
APN 034-160-008

Summary of Location and Operation Criteria

LOCATIONAL CRITERIA		STAFF COMMENTS	
Size of Parcel		7.5 acres	
Proximity of Nearest Residence		525 feet	
Number of Wineries Located Within One Mile		10	
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		Yes, 100-year flood zone	
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		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		No	
Percentage of Estate Grapes Proposed		6.75 acres	
Number of Proposed Variances		None	
Wastewater Processed On-Site		Yes	
Voluntary Greenhouse Gas Emission Reduction Measures Proposed		Yes, three measures incorporated such as a cool roof, bicycle racks, and public transit accessibility.	
Vanpools, Flexible Work Shifts, Shuttles, or Other Traffic Congestion Management Strategies Proposed		No	
Violations Currently Under Investigation		Yes, two violations.	
High Efficiency Water Use Measures Proposed		Yes, 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		No	
Trucked in Water Proposed		No	

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Wineries Within One Mile of APN 034-160-008

Name	Address	Bldg Size	Cave Size	Production	Tours/ Tastings	Weekly Visitors	Number of Marketing Events	Employees
HOPPER CREEK WINERY	6204 Washington Street	3,300	0	20,000	No	0	0	2
BELL WINE CELLARS	6200 Washington Street	11,409	0	60,000	APPT	250	28	15
ELYSE WINERY	2100 Hoffman Lane	6,650	0	60,000	APPT	24	0	7
JOEL GOTT WINES	2055 Hoffman Lane	13,490	0	120,000	APPT	85	0	9
BURGESS NAPA CELLARS	5445 Solano Avenue	14,500	0	75,000	No	0	0	3
KEEVER WINERY	26 Vineyard View Drive	7,474	2,800	10,000	APPT	32	15	2
CHANTICLEER WINERY	10 Vineyard View Drive	5,400	8,900	10,000	APPT	70	12	4
PENDING WINERY APPLICATIONS								
SLEEPING LADY WINERY	5537 Solano Avenue							

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BY APPOINTMENT WINERIES

Winery Comparison (20,000 gallons within 5 miles from project site)

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
REYNOLDS WINERY	7800	0	20000	10	70	3640	100	3	3740	13.45	hillside
VIOLET VINEYARD	5666	0	20000	10	12	624	560	14	1184	13.52	valley floor
PERATA WINERY	4780	0	20000	20	50	2600	320	14	2920	47.69	valley floor
KAPCSANDY WINERY	11820	0	20000	6	36	1872	1020	27	2892	19.47	valley floor
RELIC WINERY	8641	2458	20000	20	120	4180	278	11	4458	10.31	soda canyon
GARGIULO WINERY	4420	0	20000	10	70	3640	480	12	4120	11.18	hillside
AVERAGE CALCULATION	7188	410	20000	13	60	2759	460	14	3219	19.27	
MEDIAN CALCULATION	6733	0	20000	10	60	3120	400	13	3330	13.49	
McVicar Vineyards	1131	0	20000	12	84	4368	300	10	4668	7.5	valley floor

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PRE-WDO WINERIES

Winery Comparison (20,000 gallons within five miles from project site)

Name	Bldg Size	Cave Size	Production	Daily Visitors	Weekly Visitors	Annual Visitors	Annual Marketing Visitors	Number of Marketing Events	Annual Visitation	Acres	Location
DALLA VALLE VINEYARDS	9500	0	20000	N/A	N/A	N/A	N/A	N/A	N/A	26.61	hillside
SCREAMING EAGLE WINERY	22333	16000	20000	5	15	780	N/A	N/A	780	73.13	valley floor
BALDACCI FAMILY VINEYARDS	576	9240	20000	N/A	N/A	N/A	N/A	N/A	N/A	28.72	valley floor
QUIXOTE WINERY	8050	0	20000	10	70	3640	N/A	N/A	3640	42.39	valley floor
SIGNORELLO WINERY	2320	0	20000	20	120	6240	240	12	6480	56.59	valley floor
MT. VEEDER WINERY	3300	0	20000	0	2	104	N/A	N/A	N/A	20.44	hillside
DOMAINE MONTREAUX	7956	0	20000	N/A	N/A	N/A	N/A	N/A	N/A	31.7	valley floor
RAZI WINERY	4600	0	20000	15	50	2600	N/A	N/A	2600	14.55	valley floor
OBRIEN FAMILY VINEYARD	4200	0	20000	N/A	N/A	N/A	N/A	N/A	N/A	26.93	valley floor
AVERAGE CALCULATION	6982	2804	20000	10	51	2673	240	12	3375	35.67	
MEDIAN CALCULATION	4600	0	20000	10	50	2600	240	12	3120	28.72	
McVicar Vineyards	1131	0	20000	12	84	4368	300	10	4668	7.5	valley floor

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SMALL WINERY EXEMPTIONS

Winery Comparison (20,000 gallons within five miles of project site)

Name	Bldg Size	Cave Size	Production	Daily Visitors	Weekly Visitors	Annual Visitors	Annual Marketing Visitors	Number of Marketing Events	Annual Visitation	Acres	Location
VILLA RAGAZZI	916	0	20000	N/A	N/A	N/A	N/A	N/A	N/A	25.33	valley floor
ASTRALE E TERRA WINERY	864	0	20000	N/A	N/A	N/A	N/A	N/A	N/A	62.27	soda canyon
HAKANSON WINERY	720	0	20000	N/A	N/A	N/A	N/A	N/A	N/A	29.73	hillside
BERINGER WINE ESTATES	5400	0	20000	N/A	N/A	N/A	N/A	N/A	N/A	20.55	valley floor
BOND ESTATES	4402	10400	20000	N/A	N/A	N/A	N/A	N/A	N/A	38.79	hillside
HOPPER CREEK WINERY	3300	0	20000	N/A	N/A	N/A	N/A	N/A	N/A	8	valley floor
WHITE ROCK VINEYARDS	0	6000	20000	N/A	N/A	N/A	N/A	N/A	N/A	15	hillside
FRISINGER VINEYARDS	1008	5000	20000	N/A	N/A	N/A	N/A	N/A	N/A	20.21	hillside
HARLAN ESTATE I	10797	0	20000	N/A	N/A	N/A	N/A	N/A	N/A	80.17	hillside
KATES VINEYARD	1200	0	20000	N/A	N/A	N/A	N/A	N/A	N/A	4.15	valley floor
AVERAGE CALCULATION	2861	2140	20000	N/A	N/A	N/A	N/A	N/A	N/A	30.42	
MEDIAN CALCULATION	1104	0	20000	N/A	N/A	N/A	N/A	N/A	N/A	22.94	
McVicar Vineyards	1131	0	20000	12	84	4368	300	10	4668	7.5	valley floor