

Winery Comparison Analysis

Saddleback Cellars Permit #P16-00266-MOD Summary of Location and Operation Criteria

LOCATIONAL CRITERIA	STAFF COMMENTS
Size of Parcel	16.96
Proximity of Nearest Residence	125 feet
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	None
Primary Road a Dead End	Yes
Located Within a Flood Zone	Yes
Located Within a Municipal Reservoir Watershed Located Within a State Responsibility Area or Fire Hazard Severity Zone Located Within an Area of Expansive Soils	No No
Located Within a Protected County Viewshed	No
Result in the Loss of Sensitive Habitat OPERATIONAL CRITERIA	STAFF COMMENTS
Napa Green Certified or Other Related Program Percentage of Estate Grapes Proposed	No 100%
Number of Proposed Variances	One - 300 winery setback for addition
Wastewater Processed On-Site	Yes

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Voluntary Greenhouse Gas Emission Reduction	
Measures Proposed	
iweasures i roposeu	energy conserving lighting; bicycle incentives; process water will be treated on-site and used to irrigate the existing vineyards or on-site landscaping; install water efficient fixtures; continue low impact development since the proposed new restroom would be constructed on previously disturbed portions of the site and minimal vineyard removal will be required for the improved wastewater system; implement a sustainable purchasing and shipping programs; and will limit the amount of grading to expansion of the existing driveway and parking area. The applicant indicates that the south-facing roof of the winery building is fitted with PV panels, generating on-site renewal energy; they have planted shade trees within 40 feet of the south side of the building elevation; they have installed an Electrical Vehicle charging station; and they use locally produced foods.
Vanpools, Flexible Work Shifts, Shuttles, or Other	, , , , , , , , , , , , , , , , , , , ,
Traffic Congestion Management Strategies	
Proposed	none
Violations Currently Under Investigation	Resolve with Use Permit Approval
High Efficiency Water Use Measures Proposed	Yes
Existing Vineyards Proposed to be Removed	.25 acres-impoved waste disposal system
On-Site Employee or Farmworker Housing Proposed Site Served by a Municipal Water Supply	None 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

Saddleback Cellars Permit #P16-00266-MOD Wineries Within One Mile of APN 031-040-002

					Tours/	Weekly	# Marketing	
Name	Address	Bldg Size	Cave Size	Production	Tastings	Visitors	Events	Employees
B CELLARS	701 OAKVILLE CROSS RD	21,552	22946	45,000	APPT	250	16	10
SWANSON WINERY	7711 MONEY RD	46,100	0	100,000	APPT	1400	119	30
GARGIULO WINERY		4,420	0	20,000	APPT	70	12	2
NEMEREVER WINERY	711 OAKVILLE CROSS RD	4,092	3356	10,000	APPT	24	312	1
OPUS ONE WINERY	7900 ST HELENA HWY	131,906	0	250,000	APPT	1450	77	78
PLUMP JACK WINERY	620 OAKVILLE CROSS RD	7,574	0	25,000	PUB	140	0	5
VILLA RAGAZZI	7878 MONEY RD	916	0	20,000	NO	0	6	2
SILVER OAK WINE CELLARS	915 OAKVILLE CROSS RD	75,000	0	210,000	PUB	3000	35	50
GROTH WINERY AND OAKCROSS VINI	750 OAKVILLE CROSS RD	49,480	0	200,000	APPT	180	0	24
SADDLEBACK CELLARS	7802 MONEY RD	4,000	0	8,000	APPT	14	0	1

Saddleback Cellars Permit #P16-00266-MOD Winery Comparison (22,000 -25,000 Gallons)

PRE-WDO WINERIES

PRE-WDO WINERIES											
							Annual	Number of			
				Daily	Weekly	Annual	Marketing	Marketing	Annual		
Name	Bldg Size	Cave Size	Production	Visitors	Visitors	Visitors	Visitors	Events	Visitation	Acres	Location
STREBLOW WINERY	360	-	25,000	0	0	-	0	0	-	33	hillside
VON STRASSER WINERY	4,400	6,700	25,000	40	20	1,040	440	18	1,480	35.81	hillside
SULLIVAN FAMILY ESTATE	5,894	0	22,500	0	7	364	0	0	364	26.17	valley floor
PLUMP JACK WINERY	7,574	0	25,000	20	140	7,280	0	0	7,280	57.43	valley floor
CHATEAU CHEVALIER WINERY	3,500	0	24,500	0	0	0	0	0	0	48.86	hillside
EHLERS ESTATE WINERY	11,350	11,220	25,000	0	0	300	1105	41	1,405	13.83	valley floor
EDGE HILL ESTATE WINERY	13,450	5,000	24,000	0	60	3,120	315	7	3,435	23.4	hillside
AVERAGE CALCULATION	6,647	3,274	24,429	9	32	1,729	266	9	1,995	34.07	
MEDIAN CALCULATION	5,894	0	25,000	0	7	364	0	0	1,405	26.17	
SADDLEBACK CELLARS (APPROVED)	2,400	0	8,000	2	14	728	0	0	728	16.96	valley floor
SADDLEBACK (EXISTING/PROPOSED)	4,000	0	24,000	15	100	5,200	450	5	5,650	16.96	valley floor

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BY APPOINTMENT WINERIES											
							Annual	Number of			
				Daily	Weekly	Annual	Marketing	Marketing	Annual		
Name	Bldg Size	Cave Size	Production	Visitors	Visitors	Visitors	Visitors	Events	Visitation	Acres	Location
EHREN JORDAN WINE CELLARS	15,000	13,276	25,000	4	10	520	5	625	625	10.13	hillside
CALDWELL WINERY	-	18,438	25,000	0	40	2,080	13	2,350	2,350	40.11	MST
ROBERT CRAIG WINERY	12,600	0	25,000	6	312	168	8	480	480	20.19	Angwin
HERMAN WINERY	15,550	0	24,000	4	10	520	450	18	970	20	valley floor
GRASSI WINERY	6,773	0	25,000	12	70	3,640	155	3	3,795	7.85	valley floor
BLOSSOM CREEK	5,639	0	25,000	10	50	2,600	2,600	7	2,850	11.05	hillside
V-12 WINERY	1,800	7,000	22,500	16	36	1,872	300	5	2,172	42.32	Soda Canyon
TITUS VINEYARDS	18,452	0	24,000	40	210	10,920	1,700	20	12,620	31.77	valley floor
REGUSCI WINERY	2,980	0	25,000	3	10	520	0	0	520	162.62	valley floor
OLNEY FAMILY WINERY	19,237	15,000	25,000	10	70	3,640	720	12	4,360	40	hillside
AVERAGE CALCULATION	9,803	5,371	24,550	11	82	2,648	595	352	3,074	38.60	
MEDIAN CALCULATION	9,687	0	25,000	8	45	1,976	228	15	2,850	31.77	
SADDLEBACK CELLARS (APPROVEDo	2,400	0	8,000	2	14	728	0	0	728	16.96	valley floor
SADDLEBACK (EXISTING/PROPOSED)	4,000	0	24,000	15	100	5,200	450	5	5,650	16.96	valley floor