

**Summers Estate Wines
P14-00232 and P14-00233
Summary of Location and Operation Criteria**

LOCATIONAL CRITERIA	STAFF COMMENTS
Size of Parcel	25.3
Proximity of Nearest Residence	450 feet
Number of Wineries Located Within One Mile	11
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	The project is not located within a flood zone. The project site is located within the Kimball Dam overflow pond inundation area. This area is not managed by the Engineering Division flood regulations.
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	No
Located Within a Protected County Viewshed	No. Although the proposed covered tank farm and modifications to the existing residence would be visible from Tubbs Lane and portions of State Highway 128 ("Viewshed Roads"), the project is not located on slopes greater than 15 percent or on a ridgeline and therefore is not subject to the County's Viewshed Projection Program.
Result in the Loss of Sensitive Habitat	No
OPERATIONAL CRITERIA	STAFF COMMENTS
Napa Green Certified or Other Related Program	The applicant noted on the GHG form that they intend to become a Certified Green Business or certified as a "Napa Green Winery".
Percentage of Estate Grapes Proposed	20 acres
Number of Proposed Variances	The project proposes one (1) variance from the 600 foot setback from Tubbs Lane. Approval of the covered tank farm to be located 327 feet from the centerline of Tubbs Lane; encroaching 273 feet into the 600 foot setback.
Wastewater Processed On-Site	Yes
Voluntary Greenhouse Gas Emission Reduction Measures Proposed	pre-plumbing the roof of the covered tank farm for installation of photovoltaics, planting of water efficient landscaping, and utilization of recycled process waste water for irrigation.

**Summers Estate Wines
P14-00232 and P14-00233
Summary of Location and Operation Criteria**

Vanpools, Flexible Work Shifts, Shuttles, or Other Traffic Congestion Management Strategies Proposed	No
Violations Currently Under Investigation	Yes. CE13-00255 for utilizing the former residence as a tasting room and converting the approved tasting room into production space.
High Efficiency Water Use Measures Proposed	No
Existing Vineyards Proposed to be Removed	0.7 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	Yes - Surface irrigation for vineyards; approximately 500,000 gallons
New Vineyards Plantings Proposed	No
Hold & Haul Proposed: Temporary (Duration of Time) or Permanent	Temporary - during transition from existing system; in case of emergency
Trucked in Water Proposed	No

**Summers Estate Wines
P14-00232 and P14-00233
Wineries Within One Mile of APN 017-160-015**

Name	Address	Bldg Size	Cave Size	Production	Tours/ Tastings	Weekly Visitors	Number of Marketing Events	Employees
CHATEAU MONTELENA WINERY	1429 Tubbs Lane	18,162	25,900	128,000	PUB	-	0	20
ATALON WINERY	3299 Bennett Lane	12,100	-	60,000	APPT	20	0	4
BENNETT LANE WINERY	3340 State Highway 128	17,550	-	50,000	APPT	200	55	3
ARROYO WINERY	2631 Greenwood Avenue	9,586	-	20,000	APPT	90	2	2
COQUEREL FAMILY WINERY	3180 STATE HIGHWAY 128	12,741	-	75,000	APPT	175	67	6
ENVY WINES	1170 TUBBS LN	7,242	-	20,000	APPT	56	26	3
TAMBER BEY VINEYARDS	1251 TUBBS LN	26,372	-	60,000	APPT	140	3	4
CALISTOGA ARTISAN VILLAGE	No building	9,150	-	48,000	APPT	240	8	16
TWO SISTERS WINERY	No building	9,040	-	15,000	APPT	10	5	2
ARROYO WINERY #2	2280 GREENWOOD AVE - Calistoga	4,714	-	9,520	APPT	-	-	-
TEDESCHI WINERY	2779 GRANT ST - Calistoga	-	-	4,760	NO	24	0	0

**Summers Estate Wines
P14-00232 and P14-00233
Winery Comparison (100,000 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
ELEVEN ELEVEN WINES	24,200	-	100,000	20	140	7,280	345	9	7,625	11.65	valley floor
PAHLMAYER WINERY	56,057	-	100,000	20	70	3,640	1,490	7	5,130	221.78	Atlas Peak
ALKO RANCH, LLC	20,107	12,000	100,000	-	-	-	864	-	864	89.85	Pope Valley
ROUND POND WINERY	33,755	-	100,000	60	360	18,720	12,300	30	31,020	46.23	valley floor
SWANSON WINERY	46,100	-	100,000	200	1,400	72,800	30,834	119	103,634	73.99	valley floor
CORONA WINERY	31,428	-	100,000	48	280	14,560	844	14	15,404	49.05	valley floor
LMR RUTHERFORD ESTATE WINERY	21,504	-	100,000	50	330	17,160	1,400	32	18,560	29.57	valley floor
KENT RASMUSSEN WINERY	18,554	-	100,000	48	336	17,472	2,177	64	19,649	5.67	hillside
KENT RASSMUSSEN WINERY CARNEROS ES	17,162	-	100,000	24	168	8,736	1,602	54	10,338	11.55	Carneros
KELHAM WINERY	16,596	-	100,000	20	140	7,280	480	6	7,760	11	valley floor
CARAVAN SERAI WINERY	38,419	-	100,000	400	2,800	145,600	5,616	236	151,216	30	valley floor
AVERAGE CALCULATION	29,444	1,091	100,000	81	548	28,477	5,268	52	33,745	52.77	
MEDIAN CALCULATION	24,200	-	100,000	48	280	14,560	1,490	30	15,404	30.21	
SUMMERS WINERY (APPROVED)	5,850	-	50,000	12	70	3,640	240	8	3,880	25.3	valley floor
SUMMERS WINERY (EXISTING)	9,000	-	33,000	12	70	3,640	240	8	3,880	25.3	valley floor
SUMMERS WINERY (PROPOSED)	13,550	-	100,000	20	140	7,300	240	8	7,540	25.3	valley floor

**Summers Estate Wines
P14-00232 and P14-00233
Winery Comparison (100,000 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
BLACK STALLION	43,600	-	100,000	50	350	18,200	-	-	18,200	11.28	valley floor
TRINCHERO NAPA VALLEY	35,211	2,296	100,000	-	930	48,360	1,100	11	49,460	21.03	hillside
ANDRETTI WINERY	15,500	-	100,000	20	100	5,200	-	-	5,200	52.98	valley floor
MONTICELLO CELLARS (CORLEY FAMILY)	11,500	-	100,000	12	84	4,368	-	-	4,368	81.28	valley floor
MOSS CREEK WINERY	7,600	15,500	100,000	100	600	31,200	-	-	31,200	21.09	Cappell Valley
ALPHA OMEGA WINERY	17,419	-	100,000	400	-	50,800	2,800	-	53,600	10.79	valley floor
DARIOUSH WINERY	21,252	-	100,000	100	400	20,800	5,280	428	26,080	31.49	valley floor
AVERAGE CALCULATION	21726	2542	100000	97	352	25561	1311	63	26873	32.85	

MEDIAN CALCULATION	17419	0	100000	50	350	20800	0	0	26080	21.09	
---------------------------	--------------	----------	---------------	-----------	------------	--------------	----------	----------	--------------	--------------	--

SUMMERS WINERY (APPROVED)	5,850	-	50,000	12	70	3,640	240	8	3,880	25.3	valley floor
SUMMERS WINERY (EXISTING)	9,000	-	33,000	12	70	3,640	240	8	3,880	25.3	valley floor
SUMMERS WINERY (PROPOSED)	13,550	-	100,000	20	140	7,300	240	8	7,540	25.3	valley floor