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Winery Comparison Analysis

**3646 SMR Vineyard Winery**  
**Permit #P14-00327**  
**Summary of Location and Operation Criteria**

LOCATIONAL CRITERIA	STAFF COMMENTS
Size of Parcel	56.75
Proximity of Nearest Residence	1,000
Number of Wineries Located Within One Mile	14
Located Within the Napa Valley Business Park (AKA Airport Industrial Area)	n/a
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	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
Result in the Loss of Sensitive Habitat	<p>“The majority of the habitat surrounding the Project Site is unsuitable for northern spotted owl (NSO) habitat due to vineyards, open areas, scrubland, wineries, and residential houses, but habitat to the east is suitable NSO habit. The biologist recommends that since a suitable owl habitat is located within .25 miles of the subject project, tree removal and harvesting must occur outside the breeding season without conducting a survey. This condition has been incorporated into the project.</p>
OPERATIONAL CRITERIA	STAFF COMMENTS
Napa Green Certified or Other Related Program	Not indicated on the application
Percentage of Estate Grapes Proposed	Applicant has indicated majority, and submitted signed certificatin the 75% will be Napa County Grapes
Number of Proposed Variances	No variances proposed
Wastewater Processed On-Site	Wastewater to be processed on-site
Voluntary Greenhouse Gas Emission Reduction Measures Proposed	The applicant proposes to incorporate 11 measures for reduction of GHG emissions on the Voluntary Best Management Practices Checklist submitted with application.

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Vanpools, Flexible Work Shifts, Shuttles, or Other Traffic Congestion Management Strategies Proposed	The hours of operation will be between the hours of 6:00 am and 6:00 pm, with flexible work hours to allow avoidance of peak commute traffic hours.
Violations Currently Under Investigation	No violations currently under investigation.
High Efficiency Water Use Measures Proposed	Solar hot water heating is proposed along with water efficient fixtures and water efficient landscape.
Existing Vineyards Proposed to be Removed	None. An additional acre is approved, but hasn't been planted
On-Site Employee or Farmworker Housing Proposed	No farmworker housing is proposed.
Site Served by a Municipal Water Supply	The site is not served by Municipal Water Supply
Site Served by a Municipal Sewer System	The site is not served by Municipal sewer system
Recycled Water Use Proposed	Recycled water is not proposed
New Vineyards Plantings Proposed	One additional acre has been approved on the site
Hold & Haul Proposed: Temporary (Duration of Time) or Permanent	In the application, a septic system is proposed to serve the winery, but the applicant request the hold and haul option outlined in the Wastewater Analysis Report remain as an interim wastewater processing system for crush. The engineer estimates if hold and haul were to continue for a duration of up to one year, the tanks would be pumped a total of 35 times assuming full wine production capacity.
Trucked in Water Proposed	No trucked in water is proposed.

**3646 SMR VINEYARDS WINERY**  
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**Wineries Within One Mile of APN 022-150-026**

Name	Address	Bldg Size	Cave Size	Production	Tours/ Tastings	Weekly Visitors	Number of Marketing Events	Employees
STONY HILL VINEYARD	3331 St. Helena Hwy. St. Helena, CA	0	0	8700	APPT	4	0	6
BARNETT VINEYARDS	4070 spring mountain Rd. St. Helena	1800	3276	20000	TST APP	0	0	2
SMITH MADRONE VINEYARDS	4201 Spring Mountain Rd. St. Helena,	3200	0	18000	APPT	10	0	4
BEHRENS FAMILY WINERY	4078 Spring Mountain Rd. St. Helena,	2000	0	10000	NO	0	0	0
SHERWIN FAMILY VINEYARDS	4060 Spring Mountain Rd. St. Helena,	5008	0	6500	TST APP	4	9	2
ROBERT KEENAN WINERY	3660 Spring Mountain Rd. St. Helena,	10006	0	50000	APPT	245	21	10
SCHWEIGER VINEYARDS	4015 Spring Mountain Rd. St. Helena,	15664	0	20000	APPT	48	3	1
PHILIP VINEYARD	2780 Spring Mountain Rd. St. Helena,	5000	0	20000	TST APP	10	0	3
GUILLIAMS	3851 Spring Mountain Rd. St. Helena,	1486	0	3000	TST APP	2	0	1
DOMAINE CHARBAY WINERY	4001 Spring Mountain Rd. St. Helena,	7500	0	20000	TST APP	7	0	0
LOKOYA	3787 Spring Mountain Rd. St. Helena,	16712	0	50000	APPT	70	24	10
PALOMA VINEYARD	4013 Spring Mountain Rd. St. Helena,	3613	0	10000	APPT	14	3	0
VINEYARD 7 AND 8	4028 Spring Mountain Rd. St. Helena,	9013	5300	19200	APPT	105	8	6
EEDEN VINEYARDS	3505 Spring Mountain Rd. St. Helena,	3398	0	15000	APPT	8	5	2

**3646 SMR Vineyards Winery**  
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**Winery Comparison 20,000 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
ARROYO WINERY	9586	0	20000	13	90	4700	280	2	4980	22.62	valley floor
BARNETT VINEYARDS	1800	3276	20000	0	0	0	0	0	0	39.96	hillside
THEOREM WINERY	23925	0	20000	15	105	5460	220	4	5680	41.45	hillside
ARAUJO ESTATES WINERY	8703	9700	20000	18	126	6552	573	15	7125	162.23	valley floor
LA JOTA VINEYARD	5000	5700	20000	0	4	208	0	0	208	6.57	Angwin
DANA ESTATES	8886	19000	20000	6	20	1040	240	4	1280	26.54	valley floor
SCHWEIGER VINEYARDS	15664	0	20000	8	48	2496	125	3	2621	45.04	hillside
SEAVEY VINEYARD	12085	0	20000	15	6	312	50	1	362	143.42	hillside
FOLEY JOHNSON WINERY	20616	0	20000	50	350	18200	1700	56	19900	39.78	valley floor
CORISON WINERY	9480	0	20000	25	10	520	106	8	626	9.5	valley floor
MARTIN ESTATE	5420	0	20000	25	25	1300	312	16	1612	11.57	valley floor
YOUNG WINERY	8384	0	20000	1	2	104	0	0	104	99.88	Pope Valley
DEL DOTTO WINERY	7422	2364	20000	10	50	2600	500	10	3100	6.65	MST
AMICI CELLARS	5000	0	20000	25	5	260	100	6	360	11.97	hillside
COLGIN PARTNERS WINERY	18686	0	20000	10	25	1300	175	5	1475	124.81	hillside
REYNOLDS WINERY	7800	0	20000	10	70	3640	100	3	3740	13.45	hillside
JERICHO CANYON WINERY	7160	4100	20000	10	15	780	120	4	900	131.05	hillside
MERUS WINES	4580	6947	20000	25	125	6500	130	10	6630	52.58	hillside
ENVY WINES	7242	0	20000	8	56	2912	1460	26	4372	18.76	valley floor
GARGIULO WINERY	4420	0	20000	10	70	3640	480	12	4120	11.18	hillside
HDV	5100	0	20000	10	25	1300	210	7	1510	18.14	valley floor
HOWELL AT THE MOON WINERY	2495	0	20000	4	10	520	170	7	690	20.36	Angwin
ABREU HOWELL MTN VINEYARDS	5144	13200	20000	0	12	624	170	7	794	33.62	Angwin
PERATA WINERY	4780	0	20000	20	50	2600	320	14	2920	47.69	valley floor
ADAMVS	14509	6000	20000	32	150	7800	521	11	8321	68.33	Angwin
VIOLET VINEYARD	5666	0	20000	10	12	624	560	14	1184	13.52	valley floor
WILLIAM COLE WINERY	5040	4000	20000	5	10	520	185	8	705	5.72	hillside
CLARK CLAUDON VINEYARD	6277	4100	20000	4	8	416	220	7	636	67.25	hillside
BRAVANTE WINERY	8100	2300	20000	4	20	1040	220	8	1260	20.44	Angwin

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CHATEAU 15 WINERY	2828	11338	20000	4	36	1872	460	14	2332	12.33	MST
CHOW FAMILY WINERY	17063	0	20000	20	100	5200	1595	38	6795	10.21	valley floor
V MADRONE WINERY	6461	0	20000	20	90	4680	570	12	5250	7.85	hillside
KAPCSANDY WINERY	11820	0	20000	6	36	1872	1020	27	2892	19.47	valley floor
THE VINEYARDIST	5700	7500	20000	15	20	1040	300	10	1340	40	hillside
BROMAN CELLARS	3648	4375	20000	2	10	520	195	10	715	11.47	hillside
MORLET FAMILY ESTATE	4121	5000	20000	12	25	1300	185	8	1485	10.18	hillside
GANDONA WINERY	4205	4716	20000	6	18	936	125	6	1061	114.72	hillside
VENGE VINEYARDS	19298	9000	20000	20	140	7280	180	8	7460	12.37	valley floor
CARVER SUTRO WINERY	3265	6700	20000	20	120	6240	370	10	6610	86	hillside
MANSFIELD WINERY	15688	0	20000	20	120	6240	624	19	6864	2	hillside
MARCIANO WINERY	10675	0	20000	15	75	3900	375	7	4275	55.59	hillside
RELIC WINERY	8641	2458	20000	20	120	6240	518	11	6758	10.31	Soda Canyon
LODESTONE VINEYARDS	8752	6550	20000	35	245	12740	390	8	13130	42.1	hillside
<b>AVERAGE CALCULATION</b>	<b>8631</b>	<b>3217</b>	<b>20000</b>	<b>14</b>	<b>62</b>	<b>3210</b>	<b>376</b>	<b>11</b>	<b>3586</b>	<b>40.67</b>	
<b>MEDIAN CALCULATION</b>	<b>7242</b>	<b>0</b>	<b>20000</b>	<b>10</b>	<b>36</b>	<b>1872</b>	<b>220</b>	<b>8</b>	<b>2332</b>	<b>20.36</b>	
<b>3646 SMR VINEYARD</b>	<b>11150</b>	<b>0</b>	<b>20000</b>	<b>12</b>	<b>84</b>	<b>4368</b>	<b>584</b>	<b>27</b>	<b>668</b>	<b>56.75</b>	<b>hillside</b>

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**Winery Comparison 20,000 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
DUTCH HENRY WINERY	2600	4500	20000	10	50	2600	0	0	2600	9.29	hillside
DELECTUS (MILAT WINERY)	5340	0	20000	20	140	7280	0	0	7280	10.5	valley floor
POPE VALLEY WINERY	4836	0	20000	0	20	1040	0	0	1040	36.41	Pope Valley
WERMUTH WINERY/RANCHO DE LAS FLORES	775	0	20000	30	100	5200	0	0	5200	7.44	hillside
THE TERRACES	1964	0	20000	2	10	520	0	0	520	21.19	hillside
MT VEEDER WINERY	3300	0	20000	0	2	104	0	0	104	20.44	hillside
PINA CELLARS	3000	0	20000	0	30	1560	0	0	1560	23.19	hillside
SIGNORELLO WINERY	2320	0	20000	20	120	6240	240	12	6480	56.59	valley floor
QUIXOTE WINERY	8050	0	20000	10	70	3640	0	0	3640	42.39	valley floor
RAZI WINERY	4600	0	20000	15	50	2600	0	0	2600	14.55	valley floor
COOK FAMILY WINERY	2789	0	20000	0	34	1747	0	0	1747	26.44	hillside
TRES SABORES	2150	780	20000	4	4	208	0	0	208	24.7	hillside
SCREAMING EAGLE WINERY	22333	16000	20000	5	15	780	0	0	780	73.13	valley floor
SODARO WINERY	4900	0	20000	0	0	0	148	13	148	21.3	MST
FLEURY FAMILY WINERY	4230	0	20000	0	0	1800	0	0	1800	10.12	valley floor
DUNN VINEYARDS	2050	6000	20000	0	5	260	0	0	260	39	Angwin
<b>AVERAGE CALCULATION</b>	<b>3103</b>	<b>900</b>	<b>20000</b>	<b>12</b>	<b>64</b>	<b>3328</b>	<b>0</b>	<b>0</b>	<b>3328</b>	<b>16.97</b>	
<b>MEDIAN CALCULATION</b>	<b>2600</b>	<b>0</b>	<b>20000</b>	<b>10</b>	<b>50</b>	<b>2600</b>	<b>0</b>	<b>0</b>	<b>1040</b>	<b>21.19</b>	
<b>3646 SMR VINEYARD</b>	<b>11150</b>	<b>0</b>	<b>20000</b>	<b>12</b>	<b>84</b>	<b>4368</b>	<b>584</b>	<b>27</b>	<b>668</b>	<b>56.75</b>	<b>hillside</b>

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**Winery Comparison (20,000Gallons)**

**NAPA VALLEY BUSINESS PARK (AKA AIRPORT INDUSTRIAL AREA) WINERY PERMITS**

Name	Bldg Size	Cave Size	Production	Tours/ Tasting	Daily Visitors	Weekly Visitors	Annual Visitors	Annual Marketing	Number of Marketing	Total Visitors	Acres	Location
ROCCA FAMILY WINERY	11770	0	20000	APPT	32	224	11648	10800	213	22448	1.00	industrial
PEJU	12800		20000	PVT	10	70	3640	100	1	3740	1.07	industrial

**SMALL WINERY EXEMPTION PERMITS**

Name	Bldg Size	Cave Size	Production	Tours/ Tastings	Daily Visitors	Weekly Visitors	Annual Visitors	Annual Marketing	# of Marketin	Total Visitors	Acres	Location
AETNA SPRING CELLARS	2500	0	20000	TST APPT	0	3	156	0	0	156	41.18	Pope Valley
McVICAR WINERY	1200	0	20000	NO	0	0	0	0	0	0	7.51	valley floor
DOMAINE CHARBAY WINERY	7500	0	20000	APPT	1	7	364	0	0	364	10.56	hillside
SPRING MOUNTAIN VINEYARDS #2	8550	0	20000	TST APPT	0	10	520	0	0	520	270.2	hillside
FRISINGER VINEYARDS	1008	5000	20000	NO	0	0	0	0	0	0	20.21	hillside
BALDACCI FAMILY VINEYARDS	576	9240	20000	0	0	0	0	0	0	0	28.72	valley floor
BOND ESTATES	4402	10400	20000	TST APPT	2	10	520	0	0	520	38.79	hillside
HELENA VIEW-JOHNSTON VINEYARD	1200	0	20000	TST APPT	10	50	2600	0	0	2600	6.25	hillside
KATES VINEYARD	1200	0	20000	NO	0	0	0	0	0	0	4.15	valley floor
LA VALLETTE WINERY	1600	0	20000	NO	0	0	0	0	0	0	6.57	Soda Canyon
MARIO PERELLI MINETTI	6400	0	20000	TST APPT	0	4	208	0	0	208	8.8	valley floor
HOPPER CREEK WINERY	3300	0	20000	NO	0	0	0	0	0	0	8	valley floor Soda
ASTRALE E TERRA WINERY	864	0	20000	TST APPT	0	1	52	0	0	52	62.27	Canyon
HAKANSON WINERY	720	0	20000	NO	0	0	0	0	0	0	29.73	hillside
DAVIANA WINERY	4840	1200	20000	NO	0	2	104	0	0	104	24.23	MST
BERINGER WINE ESTATES	5400	0	20000	TST APPT	1	7	364	0	0	364	20.55	valley floor
HARLAN ESTATE I	10797	0	20000	TST APPT	4	20	1040	0	0	1040	80.17	hillside
PHILIP VINEYARD	5000	0	20000	TST APPT	2	10	520	0	0	520	22.37	hillside Chiles
BARNETT VINEYARDS	1800	3276	20000	0	0	0	0	0	0	39.96	hillside	Valley
VOLKER EISELE FAMILY ESTATE	2400	0	20000	NO	0	0	0	0	0	0	275.9	hillside
WHITE ROCK VINEYARDS	0	6000	20000	TST APPT	2	10	520	0	0	520	15	valley floor
VILLA RAGAZZI	916	0	20000	NO	0	0	0	0	0	0	25.33	Angwin Wooden
SEARS WINERY	4765	3600	20000	0	0	0	0	0	0	0	65	Valley
<b>3646 SMR VINEYARD</b>	<b>11150</b>	<b>0</b>	<b>20000</b>	<b>TST APPT</b>	<b>12</b>	<b>84</b>	<b>4368</b>	<b>584</b>	<b>27</b>	<b>668</b>	<b>56.75</b>	<b>hillside</b>