



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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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

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

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