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## Winery Comparison Analysis

**Etude Winery**  
**Permit # P15-00355-Major MOD**  
**APN 047-230-033**

**Summary of Location and Operation Criteria**

<b>LOCATIONAL CRITERIA</b>	<b>STAFF COMMENTS</b>
Size of Parcel	29.81 acres
Proximity of Nearest Residence	630 feet
Number of Wineries Located Within One Mile	3
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	Yes
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	No
<b>OPERATIONAL CRITERIA</b>	<b>STAFF COMMENTS</b>
Napa Green Certified or Other Related Program	Certified as a Napa Green Winery and Green Land
Percentage of Estate Grapes Proposed	10 acres of vineyards on-site
Number of Proposed Variances	None
Wastewater Processed On-Site	Yes
Voluntary Greenhouse Gas Emission Reduction Measures Proposed	Three proposed including: recycling 75% of all waste; installing water efficient fixtures; and using recycled materials. Fifteen measures already implemented.
Vanpools, Flexible Work Shifts, Shuttles, or Other Traffic Congestion Management Strategies Proposed	Yes
Violations Currently Under Investigation	No
High Efficiency Water Use Measures Proposed	Yes
Existing Vineyards Proposed to be Removed	No
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
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 (250,000 to 350,000 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
ACACIA WINERY	34436	0	250000	75	525	27375	3612	63	30987	49.67	carneros
GRICH HILLS CELLARS	46083	0	250000	572	4004	208208	20590	385	228798	13.24	valley floor
HONIG CELLARS	33837	0	300000	100	700	36400	600	8	37000	67.00	valley floor
ROBERT MONDAVI CARNEROS WINERY	19640	0	340000	N/A	N/A	N/A	100	2	100	308.25	carneros
TURNBULL WINE CELLARS	40543	0	250000	350	400	20800	1090	22	21890	21.64	valley floor
STAGS LEAP WINERY (DOUMANI 5)	64689	23500	315000	4	10	520	260	25	780	107.55	hillside
<b>AVERAGE CALCULATION</b>	<b>39871</b>	<b>3917</b>	<b>284167</b>	<b>220</b>	<b>1128</b>	<b>58661</b>	<b>4375</b>	<b>84</b>	<b>53259</b>	<b>94.56</b>	
<b>MEDIAN CALCULATION</b>	<b>37490</b>	<b>0</b>	<b>275000</b>	<b>100</b>	<b>525</b>	<b>27375</b>	<b>845</b>	<b>24</b>	<b>26439</b>	<b>58.34</b>	
ETUDE WINERY (APPROVED)	40520	0	150000	200	740	38480	19725	1127	58205	29.81	carneros
ETUDE WINERY (PROPOSED)	40520	0	300000	350	2450	127400	19885	1131	147285	29.81	carneros

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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
CLO DU VAL WINE CO	59882	0	350000	175	900	46800	4496	94	51296	14.07	hillside
NIEBAUM COPPLA ESTATE HWY 29	74879	18400	250000	484	3391	176332	N/A	N/A	176332	81.81	hillside
MINER FAMILY WINERY	19500	22000	300000	187	1308	68000	1760	70	69760	13.5	hillside
PINE RIDGE WINERY	35896	31830	300000	119	833	43316	12640	112	55596	50.31	valley floor
STAGS LEAP WINERY CELLARS	53248	34860	330000	N/A	N/A	N/A	N/A	N/A	N/A	40.22	valley floor
CASTELLO DI AMOROSA	119460	30000	250000	200	600	31200	N/A	N/A	31200	40.00	hillside
<b>AVERAGE CALCULATION</b>	<b>60478</b>	<b>22848</b>	<b>296667</b>	<b>233</b>	<b>1406</b>	<b>73130</b>	<b>6299</b>	<b>92</b>	<b>76837</b>	<b>39.99</b>	
<b>MEDIAN CALCULATION</b>	<b>56565</b>	<b>26000</b>	<b>300000</b>	<b>187</b>	<b>900</b>	<b>46800</b>	<b>4496</b>	<b>94</b>	<b>69760</b>	<b>13.50</b>	
ETUDE WINERY (APPROVED)	40520	0	150000	200	740	38480	19725	1127	58205	29.81	carneros
ETUDE WINERY (PROPOSED)	40520	0	300000	350	2450	127400	19885	1131	147285	29.81	carneros

