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## Winery Comparison Analysis

**Laura Michael Wines**  
**Permit #P16-00033**  
**Summary of Location and Operation Criteria**

LOCATIONAL CRITERIA	STAFF COMMENTS
Size of Parcel	±3.23 acres
Proximity of Nearest Residence	180 feet
Number of Wineries Located Within One Mile	one (1) ; two (2) within City of Calistoga
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	Lake County Highway (State Highway 29)
Primary Road a Dead End	n/a
Located Within a Flood Zone	n/a
Located Within a Municipal Reservoir Watershed	n/a
Located Within a State Responsibility Area or Fire Hazard Severity Zone	Within SRA; Hazard Code 2- High
Located Within an Area of Expansive Soils	n/a
Located Within a Protected County Viewshed	Not located on ridgeline
Result in the Loss of Sensitive Habitat	Not within sensitive habitat
OPERATIONAL CRITERIA	STAFF COMMENTS
Napa Green Certified or Other Related Program	Napa Valley Green Certified Winery
Percentage of Estate Grapes Proposed	100% of 1.5 ac. Vineyard
Number of Proposed Variances	One
Wastewater Processed On-Site	Septic
Voluntary Greenhouse Gas Emission Reduction Measures Proposed	Winery currently practicing: Energy conserving lighting; use of Water efficient fixtures; Recycle 75% of all waste; Public Transit Accessibility; Limits the amount of grading and tree removal; Certified Green Business / certified as a Napa Valley Green Certified winery; Use of recycled materials; Education to staff and visitors on sustainable practices; 70-80% cover crop; Retain biomass removed via pruning and chinning by chipping the material and reusing
Vanpools, Flexible Work Shifts, Shuttles, or Other Traffic Congestion Management Strategies Proposed	No new employees proposed
Violations Currently Under Investigation	None
High Efficiency Water Use Measures Proposed	Yes
Existing Vineyards Proposed to be Removed	None
On-Site Employee or Farmworker Housing Proposed	None
Site Served by a Municipal Water Supply	No

Laura Michael Wines

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Summary of Location and Operation Criteria	
Site Served by a Municipal Sewer System	
Recycled Water Use Proposed	None
New Vineyards Plantings Proposed	None
Hold & Haul Proposed: Temporary (Duration of Time) or Permanent	None
Trucked in Water Proposed	None



**Laura Michael Wines  
Permit #ap16-00033  
Winery Comparison (5,000 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
TEACHWORTH WINERY	800	0	5000	2	2	104	48	2	152	10	hillside
PALLADIAN ESTATE	0	2470	5000	0	0	0	48	2	48	10.01	hillside
LAGIER MEREDITH WINERY	2850	2860	5000	4	20	1040	0	0	1040	84.3	hillside
PELOSI WINERY	2100	1000	5000	10	8	416	50	2	466	16.55	Valley floor
SPENCE VINEYARDS	756		5000	0	0	0	64	4	64	10.13	Angwin
REVERIE ON DIAMOND MOUNTAIN	5237	0	5000	0	20	1040	222	16	1262	39.83	hillside
<b>AVERAGE CALCULATION</b>	<b>1957</b>	<b>1266</b>	<b>5000</b>	<b>3</b>	<b>8</b>	<b>433</b>	<b>72</b>	<b>4</b>	<b>505</b>	<b>28.47</b>	
<b>MEDIAN CALCULATION</b>	<b>1450</b>	<b>1000</b>	<b>5000</b>	<b>1</b>	<b>5</b>	<b>260</b>	<b>49</b>	<b>2</b>	<b>466</b>	<b>16.55</b>	
Laura Michael Wines (Approved)	600	0	5000	0	0	0	0	0	0	3.23	valley floor
<b>Laura Michael Wines (Existing)</b>	<b>890</b>	<b>0</b>	<b>5000</b>	<b>12</b>	<b>84</b>	<b>4380</b>	<b>255</b>	<b>7</b>	<b>4635</b>	<b>3.23</b>	
<b>Laura Michael Wines (Proposed)</b>	<b>940</b>	<b>0</b>	<b>5000</b>	<b>12</b>	<b>84</b>	<b>4380</b>	<b>255</b>	<b>7</b>	<b>4635</b>	<b>3.23</b>	

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**Winery Comparison (5000 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
CASA NUESTRA	3420	0	5000	30	100	5200	225	3	5425	6.21	Valley floor
ALTA VINEYARD CELLAR	480	0	5000	0	4	208	0			40.7	hillside
<b>AVERAGE CALCULATION</b>	<b>3420</b>	<b>0</b>	<b>5000</b>	<b>30</b>	<b>100</b>	<b>5200</b>	<b>225</b>	<b>3</b>	<b>5425</b>	<b>6.21</b>	
<b>MEDIAN CALCULATION</b>	<b>3420</b>	<b>0</b>	<b>5000</b>	<b>30</b>	<b>100</b>	<b>5200</b>	<b>225</b>	<b>3</b>	<b>5425</b>		
<b>Laura Michael Wines (Approved)</b>	600	0	5000	0	0	0	0	0	0	3.23	valley floor
<b>Laura Michael Wines (Existing)</b>	890	0	5000	12	84	4380	255	7	4635		
<b>Laura Michael Wines (Proposed)</b>	940	0	5000	12	84	4380	255	7	4635		

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**NAPA VALLEY BUSINESS PARK (AKA AIRPORT INDUSTRIAL AREA) WINERY PER**  
None

**SMALL WINERY EXEMPTION PERMITS**

Name	Bldg Size	Cave Size	Production	Daily Visitors	Weekly Visitors	Annual Visitors	Annual Marketing Visitors	Number of Marketing Events	Total Visitors	Acres	Location
OAKVILLE RANCH	2354	0	5000	0	0	0	0	0	0	133.9	hillside
PHOENIX VINEYARDS	2580	0	5000	0	0	0	0	0	0	5.78	hillside
RITCHIE CREEK VINEYARDS	500	0	5000	0	0	0	0	0	0	40	hillside
RUSTRIDGE WINERY	2000	0	5000	0	0	0	0	0	0	349.39	Chiles Valley
SIMONE WINERY	3000	0	5000	0	0	0	0	0	0	9.09	Valley floor

**Pre-WDO WINERIES-NO VISITATION**

CHATEAU CHEVRE WINERY	2310	0	5000	0	0	0	0	0	0	8.88	valley floor
MAYACAMAS VINEYARDS	0	0	5000	0	0	0	0	0	0	25	hillside
Laura Michael Wines (Approved)	600	0	5000	0	0	0	0	0	0	3.23	valley floor
Laura Michael Wines (Existing)	890	0	5000	12	84	4380	255	7	4635	3.23	valley floor
Laura Michael Wines (Proposed)	940	0	5000	12	84	4380	255	7	4635	3.23	valley floor