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Winery Comparison Analysis

Raymond-Ticen Ranch Winery
Major Modification to Use Permit, Application No. P15-00307
Summary of Location and Operation Criteria

LOCATIONAL CRITERIA	STAFF COMMENTS
Size of Parcel	85.5 acres (combined acreage of both parcels)
Proximity of Nearest Residence	500 feet northeast of Raymond Winery
Number of Wineries Located Within One Mile	14
Located Within the Napa Valley Business Park (AKA Airport Industrial Area)	Not located within Napa Valley Business Park.
Primary Road Currently or Projected to be Level of Service (LOS) D or Below	In cumulative scenario with project, northbound SR 29 would be LOS E during weekday and Saturday AM and PM peak hours, and southbound SR 29 would be LOS F during same peak hours. Silverado Trail would be LOS E northbound and LOS F southbound during Friday PM peak hour, and LOS E southbound during Saturday PM peak hour.
Primary Road a Dead End	Not applicable.
Located Within a Flood Zone	Not applicable. Both properties are outside of 100- and 500-year flood zones.
Located Within a Municipal Reservoir Watershed	Not located within a Municipal Reservoir Watershed.
Located Within a State Responsibility Area or Fire Hazard Severity Zone	Not located within State Responsibility Area or within Fire Hazard Severity Zone.
Located Within an Area of Expansive Soils	Property is underlain by Pleasanton loam; shrink-swell potential of soil is low, increasing to moderate at approximately one foot below ground surface.
Located Within a Protected County Viewshed	Not applicable. Project is not subject to Viewshed Protection Program, as slopes on project site do not exceed 15 percent.
Result in the Loss of Sensitive Habitat	Property is not located within an area of sensitive habitat. Area to be disturbed to construct winery additions is previously disturbed, within existing buildings or planted with vineyard.
OPERATIONAL CRITERIA	STAFF COMMENTS
Napa Green Certified or Other Related Program	Not proposed.
Percentage of Estate Grapes Proposed	Approximately 58 acres of vineyard would be retained between the two parcels, with fruit processed at the proposed winery. No increase in annual wine production is requested with this modification.
Number of Proposed Variances	None requested.

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Wastewater Processed On-Site	Wastewater treated by on-site septic system, consisting of new and existing tanks, pre-treatment system and new subsurface drip system.
Voluntary Greenhouse Gas Emission Reduction Measures Proposed	Applicant previously installed an electric vehicle charging station and an array of roof-mounted photovoltaic panels for generation of solar energy for the winery. Applicant's GHG BMP checklist indicates intent to use alternative fuel vehicles, recycle and compost winery waste, and continue to install energy- and water-efficient fixtures and landscaping and a cool roof on the winery building.
Vanpools, Flexible Work Shifts, Shuttles, or Other Traffic Congestion Management Strategies Proposed	Varying work shifts proposed as a transportation system management measure. Winery offers bicycle incentives.
Violations Currently Under Investigation	See staff report. Winery currently operating in violation of use permit with respect to hospitality floor area. Other structures placed on property without benefit of permit, and swimming pool on property is unfenced. Requested modification would address areas of violation.
High Efficiency Water Use Measures Proposed	Water-efficient plumbing fixtures existing and proposed in winery buildings.
Existing Vineyards Proposed to be Removed	Approximately a half-acre of vineyard is proposed to be removed for vineyard viewing platform and expanded guest parking lot.
On-Site Employee or Farmworker Housing Proposed	None proposed.
Site Served by a Municipal Water Supply	Not applicable. Both properties are served by existing on-site wells and an off-site well on an adjacent property under same ownership as subject parcels.
Site Served by a Municipal Sewer System	Not applicable. Wastewater from both properties would be treated by on-site treatment system.
Recycled Water Use Proposed	Winery process wastewater is stored in existing wastewater ponds on the Raymond parcel and applied to on-site vineyards for irrigation.
New Vineyards Plantings Proposed	None proposed.
Hold & Haul Proposed: Temporary (Duration of Time) or Permanent	Not proposed.
Trucked in Water Proposed	Not proposed.

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Wineries Within One Mile of APNs 030-270-012 and 030-270-013

Name	Address	Bldg Size	Cave Size	Production	Tours/ Tastings	Weekly Visitors	Number of Marketing Events	Employees
THE RANCH WINERY	105 ZINFANDEL LN	242606	0	12,520,000	NO	15	33	85
KELHAM WINERY	360 ZINFANDEL LN	16596	0	100,000	APPT	140	6	6
RAYMOND VINEYARD AND CELLAR	849 ZINFANDEL LN	125179	0	750,000	PUB	2800	493	26
DELECTUS (MILAT WINERY)	1091 S ST HELENA HWY	5340	0	20,000	PUB	140	0	1
FLEURY FAMILY WINERY	950 GALLERON LN	4230	0	20,000	APPT	0	0	0
SULLIVAN FAMILY ESTATE	1090 GALLERON LN	5894	0	22,500	APPT	7	0	6
WHITEHALL LANE WINERY	1563 ST HELENA HWY	34227	0	200,000	PUB	600	60	7
FRANCISCAN WINERY	1178 GALLERON LN	118694	0	1,200,000	PUB	3500	4612	94
RUTHERFORD GROVE	1673 ST HELENA HWY	7900	0	35,000	PUB	150	0	2
ALPHA OMEGA WINERY	1155 MEE LN	17419	0	100,000	PUB	0	0	22
PROVENANCE VINEYARDS	1695 ST HELENA HWY	39925	0	180,000	PUB	65	36	12
CORISON WINERY	987 ST HELENA HWY	9480	0	20000	APPT	10	8	3
DEL DOTTO FAMILY WINERY	1445 S ST HELENA HWY	4200	15163	48,000	APPT	200	31	4
WHEELER FARMS WINERY	588 ZINFANDEL LN	31085	0	50,000	APPT	224	52	3

**Raymond-Ticen Ranch Winery,
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Winery Comparison (750,000 - 900,000 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
WILLIAM HILL WINERY	102490	30000	720000	100	250	13000	0	0	13000	158.96	MST
REATA WINERY	56215	0	800000	600	2000	104000	14700	74	118700	69	Hillside
LAIRD FAMILY ESTATES	147356	0	900000	200	600	31200	5360	110	36560	40.06	Valley Floor
AVERAGE CALCULATION	102020	10000	806667	300	950	49400	6687	61	56087	89	
MEDIAN CALCULATION	102490	0	800000	200	600	31200	5360	74	36560	69	
RAYMOND-TICEN RANCH WINERY	150849	0	750000	400	2800	145600	9170	493	154770	86.2	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
CONN CREEK WINERY	30055	0	850000	0	500	26000	20520	0	46520	5.99	Valley Floor
MUMM NAPA VALLEY	140834	0	850000	0	2900	150800	4450	137	155250	73.16	Valley Floor
ARTESA WINERY	121081	0	900000	250	1750	91000	11714	1673	102714	132.77	Carneros
AVERAGE CALCULATION	97323	0	866667	83	1717	89267	12228	603	101495	71	
MEDIAN CALCULATION	121081	0	850000	0	1750	91000	11714	137	102714	73	

RAYMOND-TICEN RANCH WINERY	150849	0	750000	400	2800	145600	9170	493	154770	86.2	Valley Floor
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NAPA VALLEY BUSINESS PARK (AKA AIRPORT INDUSTRIAL AREA) WINERY PERMITS
SMALL WINERY EXEMPTION PERMITS

Name	Bldg Size	Cave Size	Production	Tours/ Tastings	Daily Visitors	Weekly Visitors	Annual Visitors	Annual Marketing Visitors	Number of Marketing Events	Total Visitors	Acres	Location
ROMBAUER VINEYARDS AIRPARK	91759	0	880000	NO	0	0	0	0	0	0	5.95	Industrial
RAYMOND-TICEN RANCH WINERY	150849	0	750000	PUB/APPT	400	2800	145600	9170	493	154770	86.2	Valley Floor