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Winery Comparison Analysis

Black Sears Winery
Use Permit Major Modification, Application No. P15-00201-MOD
Summary of Location and Operation Criteria

LOCATIONAL CRITERIA	STAFF COMMENTS
Size of Parcel	65.2 acres
Proximity of Nearest Residence	800 feet
Number of Wineries Located Within One Mile	3
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	No
Primary Road a Dead End	Summit Lake Drive (private road) terminates approximately 0.8 miles north of winery
Located Within a Flood Zone	No (Zone X - Minimal Flood Hazard)
Located Within a Municipal Reservoir Watershed	No
Located Within a State Responsibility Area or Fire Hazard Severity Zone	Property located in State Responsibility Area, in a very high fire hazard severity zone
Located Within an Area of Expansive Soils	Aiken Loam (2-15 percent slopes) generally has low shrink-swell potential near ground surface and moderate potential eight or more inches below grade
Located Within a Protected County Viewshed	No
Result in the Loss of Sensitive Habitat	No - additional winery activities would occur on already disturbed areas of property; RSS exception would facilitate preservation of mature trees as potential habitat
OPERATIONAL CRITERIA	STAFF COMMENTS
Napa Green Certified or Other Related Program	Not proposed
Percentage of Estate Grapes Proposed	Approximately 25 acres of existing vineyards are planted on the subject property and on adjoining property to the southwest that is also owned by the applicant
Number of Proposed Variances	No variances requested; applicant requests exception to Napa County Road and Street Standards for width, for portion of private segment of Summit Lake Drive
Wastewater Processed On-Site	Yes
Voluntary Greenhouse Gas (GHG) Emission Reduction Measures Proposed	Applicant implements or intends to implement 22 of 34 County recognized voluntary GHG emissions reduction measures, including participation in recycling programs, use of cover crops and locally grown food products, habitat retention, and installation of energy-efficient lighting and water fixtures

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Vanpools, Flexible Work Shifts, Shuttles, or Other Traffic Congestion Management Strategies Proposed	VMT reduction plan proposed with employee incentives, carpooling, priority parking for efficient transportation, bike riding incentives, bus transportation for large marketing events
Violations Currently Under Investigation	No violations on record
High Efficiency Water Use Measures Proposed	Applicant proposes to install water-efficient plumbing fixtures on property
Existing Vineyards Proposed to be Removed	None
On-Site Employee or Farmworker Housing Proposed	None proposed
Site Served by a Municipal Water Supply	No
Site Served by a Municipal Sewer System	No
Recycled Water Use Proposed	No
New Vineyard 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 APN 018-060-066

Name	Address	Bldg Size	Cave Size	Production	Tours/ Tastings	Weekly Visitors	Number of Marketing Events	Employees
SUMMIT LAKE VINEYARDS	2000 SUMMIT LAKE DR	2500	0	12000	NO	0	0	2
OUTPOST WINES	2075 SUMMIT LAKE DR	9155	0	50000	APPT	180	9	10
ROBERT CRAIG WINERY	2475 SUMMIT LAKE DR	12600	0	25000	APPT	6	8	4
Pending Wineries								
BLACK SEARS WINERY	2600 SUMMIT LAKE DR	1950	6500	20,000	APPT	112	10	4

**Black Sears 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
ABREU HOWELL MTN VINEYARDS	5144	13200	20000	0	12	624	170	7	794	33.62	Angwin
DUNN VINEYARDS	2050	6000	20000	0	5	260	0	0	260	39	Angwin
FLEURY FAMILY WINERY	4230	0	20000	0	0	1800	0	0	1800	10.12	Valley Floor
PINA CELLARS	3000	0	20000	0	30	1560	0	0	1560	23.19	Hillside
MT VEEDER WINERY	3300	0	20000	0	2	104	0	0	104	20.44	Hillside
COOK FAMILY WINERY	2789	0	20000	0	34	1747	0	0	1747	26.44	Hillside
LA JOTA VINEYARD	5000	5700	20000	0	4	208	0	0	208	6.57	Angwin
BARNETT VINEYARDS	1800	3276	20000	0	0	0	0	0	0	39.96	Hillside
SODARO WINERY	4900	0	20000	0	0	0	148	13	148	21.3	MST
YOUNG WINERY	8384	0	20000	1	2	104	0	0	104	99.88	Pope Valley
BROMAN CELLARS	3648	4375	20000	2	10	520	195	10	715	11.47	Hillside
THE TERRACES	1964	0	20000	2	10	520	0	0	520	21.19	Hillside
TRES SABORES	2150	780	20000	4	4	208	0	0	208	24.7	Hillside
HOWELL AT THE MOON WINERY	2495	0	20000	4	10	520	170	7	690	20.36	Angwin
BRAVANTE WINERY	8100	2300	20000	4	20	1040	220	8	1260	20.44	Angwin
CHATEAU 15 WINERY	2828	11338	20000	4	36	1872	460	14	2332	12.33	MST
CLARK CLAUDON VINEYARD	6277	4100	20000	4	8	416	220	7	636	67.25	Hillside
WILLIAM COLE WINERY	5040	4000	20000	5	10	520	185	8	705	5.72	Hillside
SCREAMING EAGLE WINERY	22333	16000	20000	5	15	780	0	0	780	73.13	Valley Floor
DANA ESTATES	8886	19000	20000	6	20	1040	240	4	1280	26.54	Valley Floor
KAPCSANDY WINERY	11820	0	20000	6	36	1872	1020	27	2892	19.47	Valley Floor
GANDONA WINERY	4205	4716	20000	6	18	936	125	6	1061	114.72	Hillside
SCHWEIGER VINEYARDS	15664	0	20000	8	48	2496	125	3	2621	45.04	Hillside
ENVY WINES	7242	0	20000	8	56	2912	1460	26	4372	18.76	Valley Floor
QUIXOTE WINERY	8050	0	20000	10	70	3640	0	0	3640	42.39	Valley Floor
COLGIN PARTNERS WINERY	18686	0	20000	10	25	1300	175	5	1475	124.81	Hillside
JERICO CANYON WINERY	7160	4100	20000	10	15	780	120	4	900	131.05	Hillside

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Name	Bldg Size	Cave Size	Production	Daily Visitors	Weekly Visitors	Annual Visitors	Annual Marketing Visitors	Number of Marketing Events	Annual Visitation	Acres	Location
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
DEL DOTTO WINERY	7422	2364	20000	10	50	2600	500	10	3100	6.65	MST
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
3646 SMR VINEYARD	10456	0	20000	12	84	4368	584	27	4952	56.75	Hillside
McVICAR WINERY	1731	0	20000	12	84	624	300	10	924	7.51	Valley Floor
MORLET FAMILY ESTATE	4121	5000	20000	12	25	1300	185	8	1485	10.18	Hillside
ARROYO WINERY	9586	0	20000	13	90	4700	280	2	4980	22.62	Valley Floor
THEOREM WINERY	23458	0	20000	15	105	5460	220	4	5680	41.45	Hillside
RAZI WINERY	4600	0	20000	15	50	2600	0	0	2600	14.55	Valley Floor
THE VINEYARDIST	5700	7500	20000	15	20	1040	300	10	1340	40	Hillside
MARCIANO WINERY	10675	0	20000	15	75	3900	375	7	4275	55.59	Hillside
SEAVEY VINEYARD	12085	0	20000	15	6	312	50	1	362	143.42	Hillside
ARAUJO ESTATES WINERY	8703	9700	20000	18	126	6552	573	15	7125	162.23	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
SIGNORELLO WINERY	2320	0	20000	20	120	6240	240	12	6480	56.59	Valley Floor
PERATA WINERY	4780	0	20000	20	50	2600	320	14	2920	47.69	Valley Floor
V MADRONE WINERY	6461	0	20000	20	90	4680	570	12	5250	7.85	Hillside
VENGE VINEYARDS	19298	9000	20000	20	140	7280	180	8	7460	12.37	Valley Floor
RELIC WINERY	8641	2458	20000	20	120	4180	278	11	4458	10.31	Soda Canyon
CHOW FAMILY WINERY	17063		20000	20	100	5200	1595	38	6795	10.21	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
AMICI CELLARS	5000	0	20000	25	5	260	100	6	360	11.97	Hillside
MERUS WINES	4580	6947	20000	25	125	6500	130	10	6630	52.58	Hillside
ROCCA FAMILY WINERY	11770	0	20000	32	224	11648	10800	213	22448	1	Industrial
ADAMVS	14509	6000	20000	32	150	7800	521	11	8321	68.33	Angwin

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Name	Bldg Size	Cave Size	Production	Daily Visitors	Weekly Visitors	Annual Visitors	Annual Marketing Visitors	Number of Marketing Events	Annual Visitation	Acres	Location
LODESTONE VINEYARDS	8752	7230	20000	35	245	12740	390	8	13130	42.1	Hillside
FOLEY JOHNSON WINERY	20616	0	20000	50	350	18200	1700	56	19900	39.78	Valley Floor
SAM JASPER WINERY	17600	0	20000	25	160	8320	550	23	8870	10.23	Valley Floor
AVERAGE CALCULATION	8032	2789	20000	12	60	3057	484	13	3541	37	
MEDIAN CALCULATION	6277	0	20000	10	34	1747	210	8	1747	21	
BLACK SEARS WINERY	1,950	6,500	20000	16	112	5840	300	10	6140	65.2	Angwin

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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
POPE VALLEY WINERY	4836	0	20000	0	20	1040	0	0	1040	36.41	Pope Valley
DUTCH HENRY WINERY	2600	4500	20000	10	50	2600	0	0	2600	9.29	Hillside
WERMUTH WINERY/RANCHO DE LAS FLORES	775	0	20000	30	100	5200	0	0	5200	7.44	Hillside
DELECTUS (MILAT WINERY)	5340	0	20000	20	140	7280	0	0	7280	10.5	Valley Floor
AVERAGE CALCULATION	3388	1125	20000	15	78	4030	0	0	4030	16	
MEDIAN CALCULATION	3718	0	20000	15	75	3900	0	0	3900	10	
BLACK SEARS WINERY	1,950	6,500	20000	16	112	5840	300	10	6140	65.2	Angwin

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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
PEJU	12800	0	20000	PVT	10	70	3640	100	1	3740	1.07	Industrial
ROCCA FAMILY WINERY	11770	0	20000	APPT	32	224	11648	10800	213	22448	1	Industrial
AETNA SPRING CELLARS	2500	0	20000	TST APPT	0	0	0	0	0	0	41.18	Pope Valley
SEARS WINERY	4765	3600	20000	NO	0	0	0	0	0	0	65.18	Angwin
HELENA VIEW - JOHNSTON VINEYARD	1200	0	20000	TST APPT	0	0	0	0	0	0	6.25	Hillside
VOLKER EISELE FAMILY ESTATE	2400	0	20000	NO	0	0	0	0	0	0	275.89	Chiles Valley
PHILIP VINEYARD	5000	0	20000	TST APPT	0	0	0	0	0	0	22.37	Hillside
DOMAINE CHARBAY WINERY	7500	0	20000	APPT	0	0	0	0	0	0	10.56	Hillside
SPRING MOUNTAIN VINEYARDS #2	8550	0	20000	TST APPT	0	0	0	0	0	0	270.2	Hillside
MARIO PERELLI MINETTI	6400	0	20000	TST APPT	0	0	0	0	0	0	8.8	Valley Floor
VILLA RAGAZZI	916	0	20000	NO	0	0	0	0	0	0	25.33	Valley Floor
ASTRALE E TERRA WINERY	864	0	20000	TST APPT	0	0	0	0	0	0	62.27	Soda Canyon
LA VALLETTE WINERY	1600	0	20000	NO	0	0	0	0	0	0	6.57	Soda Canyon
HAKANSON WINERY	720	0	20000	NO	0	0	0	0	0	0	29.73	Hillside
BERINGER WINE ESTATES	5400	0	20000	TST APPT	0	0	0	0	0	0	20.55	Valley Floor
BOND ESTATES	4402	10400	20000	TST APPT	0	0	0	0	0	0	38.79	Hillside
HOPPER CREEK WINERY	3300	0	20000	NO	0	0	0	0	0	0	8	Valley Floor
WHITE ROCK VINEYARDS	0	6000	20000	TST APPT	0	0	0	0	0	0	15	Hillside
WINERY OF THE ROSES	4500	0	20000	TST APPT	0	0	0	0	0	0	11.15	Wooden Valley
KATES VINEYARD	1200	0	20000	NO	0	0	0	0	0	0	4.15	Valley Floor
FRISINGER VINEYARDS	1008	5000	20000	NO	0	0	0	0	0	0	20.21	Hillside
DAVIANA WINERY	4840	1200	20000	NO	0	0	0	0	0	0	24.23	MST
HARLAN ESTATE I	10797	0	20000	TST APPT	0	0	0	0	0	0	80.17	Hillside
BLACK SEARS WINERY	1950	6500	20000	APPT	16	112	5840	300	10	6140	65.2	Angwin