

“M”

Winery Comparison Analysis

Behrens Family Winery
Permit # P15-00203-MOD and
#P15-00341-VAR

Summary of Location and Operation Criteria

LOCATIONAL CRITERIA	STAFF COMMENTS
Size of Parcel	19.96 acres
Proximity of Nearest Residence	1,350 feet
Number of Wineries Located Within One Mile	9
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	No
Located Within a Municipal Reservoir Watershed	No
Located Within a State Responsibility Area or Fire Hazard Severity Zone	Yes
Located Within an Area of Expansive Soils	No
Located Within a Protected County Viewshed	Yes, but project site not visible because of distance, topography, and vegetation
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	0.6 acres of vineyards on site
Number of Proposed Variances	One for 300-foot winery setback for four buildings
Wastewater Processed On-Site	Yes
Voluntary Greenhouse Gas Emission Reduction Measures Proposed	Yes, 16 measures incorporated
Vanpools, Flexible Work Shifts, Shuttles, or Other Traffic Congestion Management Strategies Proposed	Yes
Violations Currently Under Investigation	Yes, refer to staff report discussion
High Efficiency Water Use Measures Proposed	Yes, native drought tolerant landscaping and water efficient fixtures proposed
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	No
New Vineyards Plantings Proposed	No
Hold & Haul Proposed: Temporary (Duration of Time) or Permanent	Yes, possibly permanent
Trucked in Water Proposed	No

Behrens Family Winery
Permit # P15-00203-MOD and #P15-00341-VAR
Wineries Within One Mile of APN 020-300-035

Name	Address	Bldg Size	Cave Size	Production	Tours/ Tastings	Weekly Visitors	Number of Marketing Events	Employees
BARNETT VINEYARDS	4070 Spring Mountain Road	1,800	3,276	20,000	TST APPT	0	0	2
SMITH MADRONE VINEYARDS	4022 Spring Mountain Road	3,200	N/A	18,000	TST APPT	10	0	4
RITCHIE CREEK VINEYARDS	4024 Spring Mountain Road	500	N/A	5,000	TST APPT	2	0	1
SHERWIN FAMILY VINEYARDS	4060 Spring Mountain Road	5,008	N/A	6,500	TST APPT	4	9	2
SCHWEIGER VINEYARDS	4015 Spring Mountain Road	15,664	N/A	20,000	TST APPT	48	3	1
GUILLIAMS	3851 Spring Mountain Road	1,486	N/A	3,000	TST APPT	2	0	1
PALOMA VINEYARD	4013 Spring Mountain Road	3,613	N/A	10,000	TST APPT	2	3	0
VINEYARD 7 AND 8	4028 Spring Mountain Road	9,013	5,300	19,200	TST APPT	105	8	6
PRIDE MOUNTAIN VINEYARDS	3000 Summit Trail (Sonoma County)	5,400	14,000	50,000	TST APPT	20	49	5

Behrens Family Winery
Permit # P15-00203-MOD and #P15-00341-VAR
Winery Comparison (20,000 gallons) Within 5 mile radius of 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
ARROYO WINERY	9586	0	20000	13	90	4700	280	2	4980	22.62	valley floor
ARAUJO ESTATES WINES	8703	9700	20000	18	126	6552	573	15	7125	162.23	valley floor
COOK FAMILY WINERY	2789	0	20000	5	34	1747	N/A	N/A	1747	26.44	hillside
BARNETT VINEYARDS	1800	3276	20000	N/A	N/A	N/A	N/A	N/A	N/A	39.36	hillside
SCHWEIGER VINEYARDS	15664	0	20000	8	48	2496	125	3	2621	45.04	hillside
MERUS WINES	4580	6947	20000	25	125	6500	130	10	6630	52.58	hillside
WILLIAM COLE WINERY	5040	4000	20000	5	10	520	185	8	705	5.72	hillside
THE VINEYARDIST	5700	7500	20000	15	20	1040	300	10	1340	40	hillside
BROMAN CELLARS	3648	4375	20000	2	10	520	195	10	715	11.47	hillside
V MADRONE WINERY	6461	0	20000	20	90	4680	570	12	5250	7.85	hillside
MORLET FAMILY ESTATE	4121	5000	20000	12	25	1300	185	8	1485	10.18	hillside
VENGE VINEYARDS	19298	9000	20000	20	140	7280	180	8	7460	12.37	valley floor
ENVY WINES	7242	0	20000	8	56	2912	1460	26	4372	18.76	valley floor
AVERAGE CALCULATION	7279	3831	20000	13	65	3354	380	10	3703	34.97	
MEDIAN CALCULATION	5700	4000	20000	13	52	2704	195	10	3497	22.62	
BEHRENS FAMILY WINERY	9319	0	20000	32	224	11648	340	8	11988	19.96	hillside

Behrens Family Winery
Permit # P15-00203-MOD and #P15-00341-VAR
Winery Comparison (20,000 gallons) Within 5 mile radius of site

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
DUTCH HENRY WINERY	2600	4500	20000	10	50	2600	N/A	N/A	2600	9.29	hillside
WERMUTH WINERY/RANCHO DE LAS FLORE	775	0	20000	30	100	5200	N/A	N/A	5200	7.44	hillside
AVERAGE CALCULATION	1688	2250	20000	20	75	3900	N/A	N/A	3900	8.37	
MEDIAN CALCULATION	1688	2250	20000	20	75	3900	N/A	N/A	4550	7.90	
BEHRENS FAMILY WINERY	9319	0	20000	32	224	11648	340	8	11988	19.96	hillside

Behrens Family Winery
Permit # P15-00203-MOD and #P15-00341-VAR
Winery Comparison (20,000 gallons)

NAPA VALLEY BUSINESS PARK (AKA AIRPORT INDUSTRIAL AREA) WINERY PERMITS

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
PHILIP VINEYARD	5000	N/A	20000	None	None	None	None	None	None	22.37	hillside
DOMAINE CHARBAY WINERY	7500	N/A	20000	None	None	None	None	None	None	10.56	hillside
SPRING MOUNTAIN VINEYARDS #2	8550	N/A	20000	None	None	None	None	None	None	270.2	hillside