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## Winery Comparison Analysis

**Flynnville Wine Company**

**Permit # P12-00222 and**

**P12-00223**

**APN 020-320-003; 006; 009; 015; 016; and 020-170-012**

LOCATIONAL CRITERIA	STAFF COMMENTS
Size of Parcel	10.09 acres (parcel merger proposed)
Proximity of Nearest Residence	185 feet
Number of Wineries Located Within One Mile	13
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	Yes, northeast portion of site in 100-year floodplain
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	Yes
Result in the Loss of Sensitive Habitat	No
OPERATIONAL CRITERIA	STAFF COMMENTS
Napa Green Certified or Other Related Program	Plans to be certified as a Napa Green Winery
Percentage of Estate Grapes Proposed	3.2 acres of vineyards on-site
Number of Proposed Variances	Yes, three proposed winery setback variances
Wastewater Processed On-Site	Yes
Voluntary Greenhouse Gas Emission Reduction Measures Proposed	Seventeen proposed including: solar photovoltaic array on production building roof; use of a cool roof; and use of recycled water.
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	Yes, 3.2 acres
Hold & Haul Proposed: Temporary (Duration of Time) or Permanent	No
Trucked in Water Proposed	No

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**Wineries Within One Mile of APN 020-320-003; 006; 009; 015; 016; and 020-170-012**

Name	Address	Bldg Size	Cave Size	Production	Tours/ Tastings	Weekly Visitors	Number of Marketing Events	Employees
FAIRVIEW ESTATES WINERY	4550 Silverado Trail	20,002	25,000	155,048	PUB	600	730	15
PAOLETTI ESTATES WINERY	4501 Silverado Trail	3,604	6,400	16,000	APPT	10	3	2
STERLING VINEYARDS	1111 Dunaweal Lane	120,362	41,000	1,500,000	PUB	4,808	547	46
TWOMEY CELLARS	1183 Dunaweal Lane	18,940	N/A	81,500	PUB	530	5	4
FRANK FAMILY VINEYARDS	1091 Larkmead Lane	102,570	N/A	564,500	PUB	2,050	118	29
SCHRAMSBERG VINEYARDS WINERY	1400 Schramsberg Road	40,645	54,071	180,000	APPT	672	42	39
ALTA VIINEYARD CELLAR	1311 Schramsberg Road	480	N/A	5,000	NO	4	0	0
CASTELLO DI AMOROSA	4045 N. St. Helena Highway	119,460	30,000	250,000	PUB	600	N/A	6
TEACHWORTH WIINERY	4451 N. St. Helena Highway	800	N/A	5,000	PVT	2	2	0
AZALEA SPRINGS WINERY	4301 Azalea Springs Way	8,591	3,016	12,500	APPT	125	14	2
LARKMEAD VINEYARDS	1100 Larkmead Lane	18,047	N/A	75,000	APPT	800	51	25
GIRARD NAPA VALLEY	1077 Dunaweal Lane	39,604	N/A	200,000	APPT	294	9	25

**PENDING PROJECTS**

MORRIS FAMILY WINERY	4199 Heitz Way							
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**Winery Comparison (40,000 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
ROBERT BIALI VINEYARDS	19706	0	40000	4	10	520	200	2	720	10.84	valley floor
SHIFFLETT ESTATE WINERY	3000	0	40000	20	56	2912	510	14	3422	46.2	valley floor
<b>AVERAGE CALCULATION</b>	<b>11353</b>	<b>0</b>	<b>40000</b>	<b>12</b>	<b>33</b>	<b>1716</b>	<b>355</b>	<b>8</b>	<b>2071</b>	<b>28.52</b>	

<b>MEDIAN CALCULATION</b>	<b>11353</b>	<b>0</b>	<b>40000</b>	<b>12</b>	<b>33</b>	<b>1716</b>	<b>355</b>	<b>8</b>	<b>2071</b>	<b>28.52</b>	
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FLYNNVILLE WINERY	24000	0	40000	25	175	9100	750	15	9850	10.09	valley floor
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**Flynnville Wine Company**  
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**Winery Comparison (40,000 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
BENNESERE	9994	0	40000	1	4	208	N/A	N/A	208	42.61	valley floor
EAGLES TRACE	26099	0	40000	15	20	1040	360	16	1400	40	hillside
NEYERS VINEYARDS WINERY	8000	6800	40000	N/A	N/A	N/A	N/A	N/A	N/A	29.31	hillside
JARVIS VINEYARDS	20424	51724	40000	50	350	18200	N/A	N/A	18200	124	hillside
<b>AVERAGE CALCULATION</b>	<b>16129</b>	<b>14631</b>	<b>40000</b>	<b>22</b>	<b>125</b>	<b>6483</b>	<b>360</b>	<b>16</b>	<b>6603</b>	<b>58.98</b>	
<b>MEDIAN CALCULATION</b>	<b>15209</b>	<b>3400</b>	<b>40000</b>	<b>15</b>	<b>20</b>	<b>1040</b>	<b>360</b>	<b>16</b>	<b>804</b>	<b>41.31</b>	
FLYNNVILLE WINERY	24000	0	40000	25	175	9100	750	15	9850	10.09	valley floor

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**Winery Comparison (60,000 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
BURGESS CELLARS	17092	0	60000	N/A	N/A	N/A	N/A	N/A	N/A	29.97	hillside
TRUCHARD VINEYARDS	1632	8438	60000	35	100	5200	1865	175	7065	9.95	carneros
BELL WINE CELLARS	11409	0	60000	100	250	12820	1760	28	14580	7.84	valley floor
ELYSE WINERY	6650	0	60000	6	24	1248	N/A	N/A	1248	2.5	valley floor
ATALON WINERY	12100	0	60000	10	20	1040	N/A	N/A	1040	25.98	valley floor
STAGS LEAP WINERY (DOUMANI 1)	20739	3200	60000	40	280	14560	N/A	N/A	14560	10.17	hillside
ARKENSTONE VINEYARDS	15528	25000	60000	30	210	10920	708	18	11628	42.53	Angwin
HUNNICUTT WINERY	11237	14100	60000	32	168	8736	2720	56	11456	15.1	hillside
TAMBER BEY VINEYARDS	26372	0	60000	20	140	7280	1360	3	8640	22.41	valley floor
MENDING WALL (SILVERADO TRAIL WINERY)	33630	0	60000	60	210	10920	1020	18	11940	20.89	valley floor
<b>AVERAGE CALCULATION</b>	<b>15639</b>	<b>5074</b>	<b>60000</b>	<b>37</b>	<b>156</b>	<b>8080</b>	<b>1572</b>	<b>50</b>	<b>9129</b>	<b>18.73</b>	
<b>MEDIAN CALCULATION</b>	<b>13814</b>	<b>0</b>	<b>60000</b>	<b>32</b>	<b>168</b>	<b>8736</b>	<b>1560</b>	<b>23</b>	<b>11456</b>	<b>18.00</b>	
FLYNNVILLE WINERY	24000	0	60000	25	175	9100	750	15	9850	10.09	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
FREEMARK ABBEY	30232	0	60000	257	1800	93600	N/A	N/A	93600	3.11	hillside
SINEGAL ESTATE WINERY	7025	13200	60000	21	120	6240	780	56	7020	30	valley floor
<b>AVERAGE CALCULATION</b>	<b>18629</b>	<b>6600</b>	<b>60000</b>	<b>139</b>	<b>960</b>	<b>49920</b>	<b>780</b>	<b>56</b>	<b>50310</b>	<b>16.56</b>	
<b>MEDIAN CALCULATION</b>	<b>18629</b>	<b>6600</b>	<b>60000</b>	<b>139</b>	<b>960</b>	<b>49920</b>	<b>780</b>	<b>56</b>	<b>50310</b>	<b>16.56</b>	
FLYNNVILLE WINERY	24000	0	60000	25	175	9100	750	15	9850	10.09	valley floor

