



# Winery Comparison Analysis

**Vincent Arroyo Winery Major Modification  
P16-00327**

**Summary of Location and Operation Criteria**

LOCATIONAL CRITERIA	STAFF COMMENTS
Size of Parcel	22.62 acres
Proximity of Nearest Residence	300 feet to northeast
Number of Wineries Located Within One Mile	16
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	The SR 29 intersections with Greenwood Avenue and Silverado Trail would maintain acceptable. Tubbs Lane, Saturday PM peak hour operation would also remain acceptable, while Friday "Without Project" PM peak hour conditions would already be unacceptable (LOS E).
Primary Road a Dead End	Currently Greenwood Avenue currently dead ends about 3,000 feet west of SR 29 at a bridge that was damaged in the 2014 Napa earthquake.
Located Within a Flood Zone	No
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	No
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	100%
Number of Proposed Variances	None
Wastewater Processed On-Site	Yes
Voluntary Greenhouse Gas Emission Reduction Measures Proposed	Continue to incorporate the following : generation of on-site renewable energy (solar panels in use since 2006); vehicle miles traveled reduction plan including bike riding incentives and bus transportation for large marketing events; energy conserving lighting; and water efficient landscaping.
Vanpools, Flexible Work Shifts, Shuttles, or Other Traffic Congestion Management Strategies Proposed	Yes. Shuttles are provided for larger marketing events.
Violations Currently Under Investigation	No

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High Efficiency Water Use Measures Proposed	No
Existing Vineyards Proposed to be Removed	less than 0.10 acre
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	No
Trucked in Water Proposed	No

**Vincent Arroyo Winery Major Modification  
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Wineries Within One Mile of APN 017-230-020**

Name	Address	Bldg Size	Cave Size	Production	Tours/ Tastings	Weekly Visitors	Number of Marketing Events	Employees
CALISTOGA ARTISAN VILLAGE		0	0	48,000	APPT	240	8	16
CHATEAU MONTELENA WINERY	1429 TUBBS LN	18,162	25,900	128,000	PUB	0	0	20
ATALON WINERY	3299 BENNETT LN	12,100	0	60,000	APPT	20	0	4
MALDONADO WINERY	3070 OLD LAWLEY TOLL RD	3,692	2,800	15,000	APPT	30	3	0
CARVER SUTRO WINERY	3106 PALISADES RD	3,265	6,700	20,000	APPT	120	10	3
AMICI CELLARS	3130 OLD LAWLEY TOLL RD	5,000	0	20,000	APPT	5	6	1
SUMMERS WINERY	1171 TUBBS LN	13,948	0	100,000	APPT	140	8	3
LAURA MICHAEL WINES	2250 LAKE COUNTY HWY	600	0	5,000	APPT	0	0	0
COQUEREL FAMILY WINERY	3180 STATE HIGHWAY 128	12,741	0	75,000	APPT	175	67	6
TAMBER BEY VINEYARDS	1251 TUBBS LN	26,372	0	60,000	APPT	140	3	4
ENVY WINES	1170 TUBBS LN	7,242	0	20,000	APPT	56	26	3
LAVA VINE	963 SILVERADO TRL (City of Calistoga)	0	0	30,000	PUB	0	4	0
BRAGG VINEYARDS	2020 CEDAR ST (City of Calistoga)	0	0	-		0	0	0
ARROYO WINERY #2	2280 GREENWOOD AVE (City of Calistoga)	4,714	0	9,520	TST APPT	0	0	0
TEDESCHI WINERY	2779 GRANT ST (City of Calistoga)	0	0	4,760	NO	24	0	0

**Vincent Arroyo Winery Major Modification  
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Winery Comparison (70,000-80,000 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
KULETO VILLA VINEYARDS	18,299	0	75,000	15	0	450	0	0	450	105.95	hillside
BURGESS NAPA CELLARS	14,500	0	75,000	0	0	0	0	0	0	50.64	valley floor
COQUEREL FAMILY WINERY	12,741	0	75,000	25	175	9,100	2,140	67	11,240	19.73	valley floor
FARM COLLECTIVE WINERY	13,865	0	80,000	30	210	10,920	1,300	13	12,220	0.15	industrial
HUDSON VINEYARDS WINERY	35,223	38,240	80,000	120	480	24,960	2,528	82	27,488	166.82	Carneros
<b>AVERAGE CALCULATION</b>	<b>18,926</b>	<b>7,648</b>	<b>77,000</b>	<b>38</b>	<b>173</b>	<b>9,086</b>	<b>1,194</b>	<b>32</b>	<b>10,280</b>	<b>68.66</b>	
<b>MEDIAN CALCULATION</b>	<b>14,500</b>	<b>0</b>	<b>75,000</b>	<b>25</b>	<b>175</b>	<b>9,100</b>	<b>1,300</b>	<b>13</b>	<b>11,240</b>	<b>50.64</b>	
<b>VINCENT ARROYO (APPROVED)</b>	<b>9,500</b>	<b>0</b>	<b>20,000</b>	<b>20</b>	<b>140</b>	<b>7,300</b>	<b>330</b>	<b>2</b>	<b>7,630</b>	<b>22.62</b>	<b>valley floor</b>
<b>VINCENT ARROYO (PROPOSED)</b>	<b>9,500</b>	<b>0</b>	<b>70,000</b>	<b>50</b>	<b>350</b>	<b>18,250</b>	<b>1,460</b>	<b>20</b>	<b>19,710</b>	<b>22.62</b>	<b>valley floor</b>

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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
ST CLEMENT VINEYARDS	6,600	0	72,000	0	490	25,480	0	0	25,480	4	hillside
ZD WINES	22,956	0	70,000	50	200	10,400	60	6	10,460	6	valley floor
RUDD ESTATE WINERY	10,088	22,000	75,000	80	250	13,000	702	33	13,702	9	valley floor
SILENUS VINTNERS	13,740	0	72,000	70	490	25,480	1,680	18	27,160	10	valley floor
LARKMEAD VINEYARDS	18,047	0	75,000	100	800	41,600	1,740	51	43,340	18	valley floor
BEAUCANON ESTATE	2,805	0	70,000	0	0	0	0	0	0	94	MST
<b>AVERAGE CALCULATION</b>	<b>12,373</b>	<b>3,667</b>	<b>72,333</b>	<b>50</b>	<b>372</b>	<b>19,327</b>	<b>697</b>	<b>18</b>	<b>20,024</b>	<b>24</b>	
<b>MEDIAN CALCULATION</b>	<b>11,914</b>	<b>0</b>	<b>72,000</b>	<b>60</b>	<b>370</b>	<b>19,240</b>	<b>381</b>	<b>12</b>	<b>19,591</b>	<b>10</b>	
<b>VINCENT ARROYO (APPROVED)</b>	<b>9,500</b>	<b>0</b>	<b>20,000</b>	<b>20</b>	<b>140</b>	<b>7,300</b>	<b>330</b>	<b>2</b>	<b>7,630</b>	<b>22.62</b>	valley floor
<b>VINCENT ARROYO (PROPOSED)</b>	<b>9,500</b>	<b>0</b>	<b>70,000</b>	<b>50</b>	<b>350</b>	<b>18,250</b>	<b>1,460</b>	<b>20</b>	<b>19,710</b>	<b>22.62</b>	valley floor