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Winery Comparison Analysis

Shed Creek Winery Use Permit P16-00327 and
Use Permit Exception to the Conservation Regulations P17-00178
Planning Commission Hearing November 15, 2017

Shed Creek Winery
Permit P14-00346 and P17-00178
Summary of Location and Operation Criteria

| LOCATIONAL CRITERIA | STAFF COMMENTS |
|--|--|
| Size of Parcel | 287 |
| Proximity of Nearest Residence | 500 feet |
| Number of Wineries Located Within One Mile | 0 |
| 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 | Grapevine Lane ends on the property |
| Located Within a Flood Zone | Yes - 100-year flood zone |
| Located Within a Municipal Reservoir Watershed | No |
| Located Within a State Responsibility Area or Fire Hazard Severity Zone | State Responsibility Area |
| 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 | 0 |
| Wastewater Processed On-Site | Yes |
| Voluntary Greenhouse Gas Emission Reduction Measures Proposed | Limited grading and tree removal; energy conserving lighting; water efficient fixtures; retaining and reusing biomass on site; composting 75% of food and garden material; water efficient landscaping; and generation of on-site renewable energy (future). |
| Vanpools, Flexible Work Shifts, Shuttles, or Other Traffic Congestion Management Strategies Proposed | No |
| Violations Currently Under Investigation | 0 |
| High Efficiency Water Use Measures Proposed | No |
| Existing Vineyards Proposed to be Removed | 0 |
| On-Site Employee or Farmworker Housing | 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: | No |
| Trucked in Water Proposed | No |

Shed Creek Winery
Permit P14-00346 and P17-00178
Winery Comparison (5,000 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 |
|-------------------------------------|-------------|-------------|-------------|----------------|-----------------|-----------------|---------------------------|----------------------------|-------------------|-------|--------------|
| TEACHWORTH WINERY | 800 | 0 | 5000 | 2 | 2 | 104 | 48 | 2 | 152 | 10 | hillside |
| PALLADIAN ESTATE | 0 | 2470 | 5000 | 0 | 0 | 0 | 48 | 2 | 48 | 10.01 | hillside |
| LAGIER MEREDITH WINERY | 2850 | 2860 | 5000 | 4 | 20 | 1040 | 0 | 0 | 1040 | 84.3 | hillside |
| PELOSI WINERY | 2100 | 1000 | 5000 | 10 | 8 | 416 | 50 | 2 | 466 | 16.55 | Valley floor |
| SPENCE VINEYARDS | 756 | | 5000 | 0 | 0 | 0 | 64 | 4 | 64 | 10.13 | Angwin |
| AVERAGE CALCULATION | 1301 | 1583 | 5000 | 3 | 6 | 312 | 42 | 2 | 354 | | |
| MEDIAN CALCULATION | 800 | 1735 | 5000 | 2 | 2 | 104 | 48 | 2 | 152 | | |
| Shed Creek Winery (Proposed) | 800 | 0 | 5000 | 15 | 105 | 5475 | 400 | 11 | 5875 | 287 | |

Shed Creek Winery
Permit P14-00346 and P17-00178
Winery Comparison (5000 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 |
|-------------------------------------|-------------|-----------|-------------|----------------|-----------------|-----------------|---------------------------|----------------------------|-------------------|-------|--------------|
| CASA NUESTRA | 3420 | 0 | 5000 | 30 | 100 | 5200 | 225 | 3 | 5425 | 6.21 | Valley floor |
| ALTA VINEYARD CELLAR | 480 | 0 | 5000 | 0 | 4 | 208 | 0 | 0 | 0 | 40.7 | hillside |
| CHATEAU CHEVRE WINERY | 2310 | 0 | 5000 | 0 | 0 | 0 | 0 | 0 | 0 | 8.88 | valley floor |
| MAYACAMAS VINEYARDS | 0 | 0 | 5000 | 0 | 0 | 0 | 0 | 0 | 0 | 25 | hillside |
| AVERAGE CALCULATION | 1553 | 0 | 5000 | 8 | 26 | 1352 | 56 | 1 | 1356 | | |
| MEDIAN CALCULATION | 1395 | 0 | 5000 | 0 | 2 | 104 | 0 | 0 | 0 | | |
| Shed Creek Winery (Proposed) | 800 | 0 | 5000 | 15 | 105 | 5475 | 400 | 11 | 5875 | 287 | |

Shed Creek Winery
Permit P14-00346 and P17-00178
Winery Comparison (5,000 Gallons)

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

None

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 |
|-------------------------|-----------|-----------|------------|----------------|-----------------|-----------------|---------------------------|----------------------------|----------------|--------|---------------|
| OAKVILLE RANCH | 2354 | 0 | 5000 | 0 | 0 | 0 | 0 | 0 | 0 | 133.9 | hillside |
| PHOENIX VINEYARDS | 2580 | 0 | 5000 | 0 | 0 | 0 | 0 | 0 | 0 | 5.78 | hillside |
| RITCHIE CREEK VINEYARDS | 500 | 0 | 5000 | 0 | 0 | 0 | 0 | 0 | 0 | 40 | hillside |
| RUSTRIDGE WINERY | 2000 | 0 | 5000 | 0 | 0 | 0 | 0 | 0 | 0 | 349.39 | Chiles Valley |
| SIMONE WINERY | 3000 | 0 | 5000 | 0 | 0 | 0 | 0 | 0 | 0 | 9.09 | Valley floor |
| | | | | | | | | | | | |

| | | | | | | | | | | | |
|-------------------------------------|-----|---|------|----|-----|------|-----|----|------|-----|--|
| Shed Creek Winery (Proposed) | 800 | 0 | 5000 | 15 | 105 | 5475 | 400 | 11 | 5875 | 287 | |
|-------------------------------------|-----|---|------|----|-----|------|-----|----|------|-----|--|