



# Winery Comparison Analysis

**Gandona Winery**  
**Permit #P17-00068-MOD P17-00069-VAR**  
**Summary of Location and Operation Criteria**

LOCATIONAL CRITERIA	STAFF COMMENTS
Size of Parcel	114.72 acres
Proximity of Nearest Residence	1,100 ft.
Number of Wineries Located Within One Mile	11 wineries
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	Property shares a private access road off State Highway 128 that dead-ends
Located Within a Flood Zone	No
Located Within a Municipal Reservoir Watershed	Lake Hennessey
Located Within a State Responsibility Area or Fire Hazard Severity Zone	Napa County SRA - Moderate Severity zone
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	One - location of proposed building in winery setback
Wastewater Processed On-Site	Yes
Voluntary Greenhouse Gas Emission Reduction Measures Proposed	Preservation of developable open space in a conservation easement; preliminary discussions with Land Trust; solar hot water heating; energy conserving lighting; installed water efficient fixtures; have limited the amount of grading and tree removal; uses 70-80% cover crop; retains biomass removed via pruning and thinning by chipping the material and reusing it rather than burning on site.
Vanpools, Flexible Work Shifts, Shuttles, or Other Traffic Congestion Management Strategies Proposed	YES
Violations Currently Under Investigation	NONE
High Efficiency Water Use Measures Proposed	NO
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	NO
Trucked in Water Proposed	NO

**GANDONA**  
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**Wineries Within One Mile of APN 032-010-079**

Name	Address	Bldg Size	Cave Size	Production	Tours/ Tastings	Weekly Visitors	Number of Marketing Events	Employees
CHAPPELLET WINERY	1579 SAGE CANYON RD	53136	0	150000	PUB	280	9	24
DAVID ARTHUR VINEYARDS	210 LONG RANCH RD	6900	6500	30000	APPT	35	13	4
VILLA DEL LAGO	1553 SAGE CANYON RD	4877	2500	15000	APPT	30	6	2
NEYERS VINEYARDS WINERY	2153 SAGE CANYON RD	8000	6800	40000	NO	0	0	0
COLGIN PARTNERS WINERY	220 LONG RANCH RD	18686	0	20000	APPT	25	5	4
BRYANT FAMILY WINERY	1567 SAGE CANYON RD	9293	8000	8500	APPT	30	6	2
TWO ROCKS WINERY	135 LONG RANCH RD	6950	20682	50000	APPT	15	13	4
OVID VINEYARDS	275 LONG RANCH RD	12363	0	18000	APPT	245	8	4
BRAND NAPA VALLEY	92 LONG RANCH RD	7988	7700	10000	APPT	108	19	6
CONTINUUM WINERY	1683 SAGE CANYON RD	28019	21758	28000	APPT	14	6	16
LODESTONE VINEYARDS	200 LONG RANCH RD	8752	7230	20000	APPT	245	8	10
<b>GANDONA WINERY (Approved/Existing)</b>	1535 SAGE CANYON RD	4205	4716	20000	APPT	18	6	2
<b>GANDONA WINERY (Proposed)</b>	1535 SAGE CANYON RD	4205	4716	20000	APPT	72	13	6

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**Winery Comparison (20,000 Gallons)**

<b>BY APPOINTMENT WINERIES</b>											
<b>Name</b>	<b>Bldg Size</b>	<b>Cave Size</b>	<b>Production</b>	<b>Daily Visitors</b>	<b>Weekly Visitors</b>	<b>Annual Visitors</b>	<b>Annual Marketing Visitors</b>	<b>Number of Marketing Events</b>	<b>Annual Visitation</b>	<b>Acres</b>	<b>Location</b>
JERICO CANYON WINERY	7160	4,100	20,000	10	15	780	120	4	900	131.05	hillside
YOUNG WINERY	8384	0	20,000	1	2	104	0	0	104	99.88	Pope Valley
ABREU HOWELL MTN VINEYARDS	5144	13,200	20,000	0	12	624	170	7	794	33.62	Angwin
HOWELL AT THE MOON WINERY	2495	0	20,000	4	10	520	170	7	690	20.36	Angwin
BEHRENS FAMILY WINERY	7319	0	20,000	32	224	11,648	340	8	11,988	19.96	hillside
AMICI CELLARS	5000	0	20,000	25	5	260	100	6	360	11.97	hillside
DUNN VINEYARDS	2050	6,000	20,000	0	20	1,040	0	0	260	39	Angwin
THE VINEYARDIST	5700	7,500	20,000	15	20	1,040	300	10	1,340	40	hillside
CLARK CLAUDON VINEYARD	6277	4,100	20,000	4	8	416	220	7	636	67.25	hillside
MANSFIELD WINERY	15688	0	20,000	20	120	6,240	624	19	6,864	2	hillside
VENGE VINEYARDS	19298	9,000	20,000	20	140	7,280	180	8	7,460	12.37	valley floor
ADAMVS	14509	6,000	20,000	32	150	7,800	521	11	8,321	68.33	Angwin
BRAVANTE WINERY	8100	2,300	20,000	4	20	1,040	220	8	1,260	20.44	Angwin
MARCIANO WINERY	10675	0	20,000	15	75	3,900	375	7	4,275	55.59	hillside
CORISON WINERY	9480	0	20,000	25	10	520	106	8	626	9.5	valley floor
MERUS WINES	4580	6,947	20,000	25	125	6,500	130	10	6,630	52.58	hillside
SCHWEIGER VINEYARDS	15664	0	20,000	8	48	2,496	125	3	2,621	45.04	hillside
MORLET FAMILY ESTATE	4121	5,000	20,000	12	25	1,300	185	8	1,485	10.18	hillside
KAPCSANDY WINERY	11820	0	20,000	6	36	1,872	1,020	27	2,892	19.47	valley floor
BROMAN CELLARS	3648	4,375	20,000	2	10	520	195	10	715	11.47	hillside
V MADRONE WINERY	6461	0	20,000	20	90	4,680	570	12	5,250	7.85	hillside
MARTIN ESTATE	5420	0	20,000	25	25	1,300	312	16	1,612	11.57	valley floor
RELIC WINERY	8641	2,458	20,000	20	120	4,180	278	11	4,458	10.31	Soda Canyon
PERATA WINERY	4780	0	20,000	20	50	2,600	320	14	2,920	47.69	valley floor
COLGIN PARTNERS WINERY	18686	0	20,000	10	25	1,300	175	5	1,475	124.81	hillside
3646 SMR VINEYARD	10456	0	20,000	12	84	4,368	584	27	4,952	56.75	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
<b>BY APPOINTMENT WINERIES (cont.)</b>											
WILLIAM COLE WINERY	5040	4,000	20,000	5	10	520	185	8	705	5.72	hillside
VIOLET VINEYARD	5666	0	20,000	10	12	624	560	14	1,184	13.52	valley floor
DEL DOTTO WINERY	7422	2,364	20,000	10	50	2,600	500	10	3,100	6.65	MST
HDV	5100	0	20,000	10	25	1,300	210	7	1,510	18.14	valley floor
SAM JASPER WINERY	17400	0	20,000	25	160	8,320	550	23	8,870	10.23	valley floor
CHATEAU 15 WINERY	2828	11,338	20,000	4	36	1,872	460	14	2,332	12.33	MST
GARGIULO WINERY	4420	0	20,000	10	70	3,640	480	12	4,120	11.18	hillside
FOLEY JOHNSON WINERY	20616	0	20,000	50	350	18,200	1,700	56	19,900	39.78	valley floor
<b>AVERAGE CALCULATION</b>	<b>8531</b>	<b>2,608</b>	<b>20,000</b>	<b>14</b>	<b>64</b>	<b>3,277</b>	<b>353</b>	<b>12</b>	<b>3,606</b>	<b>33.72</b>	
<b>MEDIAN CALCULATION</b>	<b>6811</b>	<b>0</b>	<b>20,000</b>	<b>11</b>	<b>31</b>	<b>1,586</b>	<b>249</b>	<b>9</b>	<b>1,972</b>	<b>13.52</b>	
<b>GANDONA WINERY (Approved/Existing)</b>	4205	4,716	20,000	6	18	936	125	6	1,061	115	hillside
<b>GANDONA WINERY (Proposed)</b>	6277	4,716	20,000	12	72	3,744	700	13	4,444	115	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
PRE-WDO WINERIES (cont.)											
<b>AVERAGE CALCULATION</b>	<b>6,525</b>	<b>2,915</b>	<b>20000</b>	<b>10</b>	<b>57</b>	<b>2,876</b>	<b>209</b>	<b>5</b>	<b>3,048</b>	<b>36.55</b>	
<b>MEDIAN CALCULATION</b>	<b>4,836</b>	<b>0</b>	<b>20000</b>	<b>10</b>	<b>34</b>	<b>1,747</b>	<b>0</b>	<b>0</b>	<b>1,747</b>	<b>23</b>	
<b>GANDONA WINERY (Approved/Existing)</b>	4205	4716	20000	6	18	936	125	6	1,061	115	hillside
<b>GANDONA WINERY (Proposed)</b>	6277	4716	20000	12	72	3,744	700	13	<b>4,444</b>	115	hillside

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**Winery Comparison (20,000 Gallons)**

NAPA VALLEY BUSINESS PARK (AKA AIRPORT INDUSTRIAL AREA) WINERY 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
ROCCA FAMILY WINERY	11,770	0	20000	APPT	32	224	11648	10800	213	22,448	1	industrial
PEJU	12,800	0	20000	10	10	70	3640	100	1	3,740	1	industrial
<b>SMALL WINERY EXEMPTION PERMITS</b>												
Name	Bldg Size	Cave Size	Production	Tours/ Tastings	Daily Visitors	Weekly Visitors	Annual Visitors	Marketing Visitors	Marketing Events	Total Visitors	Acres	Location
HELENA VIEW - JOHNSTON VINEYARDS	1,200	0	20000	TST APPT	0	0	0	0	0	0	6.25	hillside
SEARS WINERY	4,765	3,600	20000	APPT	16	112	5824	300	10	6,124	65.18	Angwin
AETNA SPRING CELLARS	2,500	0	20000	TST APPT	0	0	0	0	0	0	41.18	Pope Valley
BOND ESTATES	4,402	10,400	20000	TST APPT	0	0	0	0	0	0	38.79	hillside
DOMAINE CHARBAY WINERY	7,500	0	20000	APPT	0	0	0	0	0	0	10.56	hillside
SPRING MOUNTAIN VINEYARDS #2	8,550	0	20000	TST APPT	0	0	0	0	0	0	270.2	hillside
PHILIP VINEYARD	5,000	0	20000	TST APPT	0	0	0	0	0	0	22.37	hillside
FRISINGER VINEYARDS	1,008	5,000	20000	NO	0	0	0	0	0	0	20.21	hillside
MARIO PERELLI MINETTI	6,400	0	20000	TST APPT	0	0	0	0	0	0	8.8	valley floor
HARLAN ESTATE I	10,797	0	20000	TST APPT	0	0	0	0	0	0	80.17	hillside
BERINGER WINE ESTATES	5,400	0	20000	TST APPT	0	0	0	0	0	0	20.55	valley floor
WINERY OF THE ROSES	4,500	0	20000	TST APPT	0	0	0	0	0	0	11.15	Wooden Valley
ASTRALE E TERRA WINERY	864	0	20000	TST APPT	0	0	0	0	0	0	62.27	Soda Canyon
WHITE ROCK VINEYARDS	0	6,000	20000	TST APPT	0	0	0	0	0	0	15	hillside
VOLKER EISELE FAMILY ESTATE	2,400	0	20000	NO	0	0	0	0	0	0	275.89	Chiles Valley
HAKANSON WINERY	720	0	20000	NO	0	0	0	0	0	0	29.73	hillside
DAVIANA WINERY	4,840	1,200	20000	NO	0	0	0	0	0	0	24.23	MST
KATES VINEYARD	1,200	0	20000	NO	0	0	0	0	0	0	4.15	valley floor
HOPPER CREEK WINERY	3,300	0	20000	NO	0	0	0	0	0	0	8	valley floor
VILLA RAGAZZI	916	0	20000	NO	0	0	0	0	0	0	25.33	valley floor
LA VALLETTE WINERY	1,600	0	20000	NO	0	0	0	0	0	0	6.57	Soda Canyon

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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
<b>NO VISITATION WINERIES</b>												
CANDLESTICK RIDGE VINEYARD	3,018	0	20000	NO	0	0	0	0	0	0	40.47	Angwin
WHITFORD CELLARS	4,291	1,414	20000	NO	0	0	0	0	0	0	43.36	MST
DOMAINE MONTREAUX	7,956	0	20000	NO	0	0	0	0	0	0	31.7	valley floor
OBRIEN FAMILY VINEYARD	4,200	0	20000	NO	0	0	0	0	0	0	26.93	valley floor
W H SMITH WINES	798	4,730	20000	NO	0	0	0	148	13	148	41.64	Angwin
<b>GANDONA WINERY (Approved/Existing)</b>	4,205	4,716	20000	APPT	6	18	936	125	6	1,061	115	hillside
<b>GANDONA WINERY (Proposed)</b>	6,277	4,716	20000	APPT	12	72	3,744	700	13	4,444	115	hillside

## SUMMARY OF CHANGES

<b>VISITATION:</b>	<b>Approved (By Appointment Only)</b>	<b>Proposed (By Appointment Only)</b>	<b>Net Change</b>
Daily visitation	Six/day; maximum 18/week	12/day; maximum 72/week	n/a
<b>MARKETING PROGRAM</b>	<b>Approved</b>	<b>Proposed</b>	<b>Net Change</b>
Small Events	Five events, maximum 15-person events/year Total 75 people	Ten events, 25 persons/year Total 250 people	Five events, increase of 175 people/year
Large Events	One Large event/year, 50 people maximum Total 50 people/year	Three large events, maximum 150 people Total 450 people/year	Two Events, increase of 400 people /year
Total Events	Six/year	13/year	Seven/year
Total Marketing Guests/year	125	700	575
<b>EMPLOYEES</b>	<b>Approved</b>	<b>Proposed</b>	<b>Net Change</b>
full-time; part-time	Two full-time; one part-time	Four full-time; two part-time	Increase of two full-time and one part-time
Total Employees	Three	Six	three
<b>PRODUCTION CAPACITY</b>	<b>Approved</b>	<b>Proposed</b>	<b>NET INCREASE</b>
Gallons/yr	20,000 Gallons/yr	20,000 Gallons/yr	n/a