



# WINERY COMPARISON ANALYSIS

**Whitehall Lane Winery**  
**Permit #19-00346-MM**  
**Summary of Location and Operation Criteria**

LOCATIONAL CRITERIA	STAFF COMMENTS
Size of Parcel	25.28 acres
Proximity of Nearest Residence	±375' (NW) to hospitality/storage barn
Number of Wineries Located Within One Mile	22
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	State Highway 29
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	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	No change
Number of Proposed Variances	None
Wastewater Processed On-Site	yes
Voluntary Greenhouse Gas Emission Reduction Measures Proposed	Generation of onsite renewable energy; alternative fuel and electrical vehicles in fleet; exceed Title 24 energy efficiency standards: build to CALGREEN Tier 2; energy conserving lighting; energy star roof/living roof/cool roof; bicycle incentives; bicycle route improvements; install water efficient fixtures; water efficient landscape; recycle 75% of all waste; electrical vehicle charging stations; education to staff & visitors on sustainable practices; use 70-80% cover crop
Vanpools, Flexible Work Shifts, Shuttles, or Other Traffic Congestion Management Strategies Proposed	n/a - no change in visitation
Violations Currently Under Investigation	None
High Efficiency Water Use Measures Proposed	yes
Existing Vineyards Proposed to be Removed	Non-producing exhibit garden to be relocated
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 change proposed
New Vineyards Plantings Proposed	no
Hold & Haul Proposed: Temporary (Duration of Time) or Permanent	no
Trucked in Water Proposed	no

**Whitehall Lane Winery**  
**Permit #P19-00346**  
**Wineries Within One Mile of APN 027-100-012**

Name	Address	Bldg Size	Cave Size	Production	Tours/ Tastings	Weekly Visitors	Number of Marketing	Employees
FLEURY FAMILY WINERY	950 GALLERON LN	4230	0	20000	APPT: tours & tastings by appointment only	0	0	0
THE RANCH WINERY	105 ZINFANDEL LN	242606	0	12520000	NO: no tours or tastings permitted	15	33	85
DELECTUS (MILAT WINERY)	1091 S ST HELENA HWY	5340	0	20000	PUB: open to the public, no appointment needed	140	0	1
DEL DOTTO FAMILY WINERY	1445 S ST HELENA HWY	4200	15163	48000	APPT: tours & tastings by appointment only	200	31	4
CORISON WINERY	987 ST HELENA HWY	9480	0	20000	APPT: tours & tastings by appointment only	10	8	3
V. SATTUI WINERY	1111 WHITE LN	38290	0	96000	PUB: open to the public, no appointment needed	8544	437	59
RAYMOND VINEYARD AND CELLAR	849 ZINFANDEL LN	130301	0	750000	PUB: open to the public, no appointment needed	2800	128	80
WHEELER FARMS WINERY	588 ZINFANDEL LN	31085	0	50000	APPT: tours & tastings by appointment only	224	52	3
YOUNG INGLEWOOD VINEYARDS	1919 INGLEWOOD AVE	10575	0	30000	APPT: tours & tastings by appointment only	112	28	6
KELHAM WINERY	360 ZINFANDEL LN	16596	0	100000	APPT: tours & tastings by appointment only	140	6	6
VILLA HELENA	1455 INGLEWOOD AVE	5012	0	20000	NO: no tours or tastings permitted	20	2	1
GRGICH HILLS CELLARS	1829 ST HELENA HWY	46083	0	250000	APPT: tours & tastings by appointment only	4004	385	44
BOMMARITO WINERY	1135 GALLERON LN	12882		30000	APPT: tours & tastings by appointment only	105	66	5
ALPHA OMEGA WINERY	1155 MEE LN	17419	0	100000	PUB: open to the public, no appointment needed	0	0	22
SULLIVAN FAMILY ESTATE	1090 GALLERON LN	5894	0	22500	only	7	0	6
WHL WINERY	1561 S WHITEHALL LN	8042		10000	NO: no tours or tastings permitted	0	0	10
DANA ESTATES	1895 CABERNET LN	8886	19000	20000	APPT: tours & tastings by appointment only	20	4	4
FLORA SPRINGS WINE CO	2006 W ZINFANDEL LN	23065	13500	120000	APPT: tours & tastings by appointment only	700	317	20
PESTONI FAMILY	1673 ST HELENA HWY	7900	0	35000	needed	150	0	2
THE PRISONER WINE COMPANY	1178 GALLERON LN	130094	0	1200000	PUB: open to the public, no appointment needed	3500	4612	94
TOAD HALL CELLARS	1885 ZINFANDEL LN	5360	6000	30000	NO: no tours or tastings permitted	0	0	2
WHITEHALL LANE WINERY	1563 ST HELENA HWY	34227	0	200000	PUB: open to the public, no appointment needed	600	60	7