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Winery Comparison Analysis
and
Summary of Changes

**Saintsbury Winery
Permit P18-00027**

Summary of Location and Operation Criteria

| LOCATIONAL CRITERIA | STAFF COMMENTS |
|--|--|
| Size of Parcel | 15.83 |
| Proximity of Nearest Residence | 200 feet |
| Number of Wineries Located Within One Mile | 4 |
| Located Within the Napa Valley Business Park | No |
| Primary Road Currently or Projected to be Level of Service D or Below | No |
| 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 | Certified Napa Green Land and working towards Napa Green Winery certification. |
| Percentage of Estate Grapes Proposed | No change to production. |
| Number of Proposed Variances | 0 |
| Wastewater Processed On-Site | Yes |
| Voluntary Greenhouse Gas Emission Reduction Measures Proposed | The applicant already implements the following: generates renewable energy onsite, recycling materials, has 70-80% cover crop and reuses pruning and thinning biomass on site, and has electric vehicle charging stations. |
| Vanpools, Flexible Work Shifts, Shuttles, or Other Traffic Congestion Management Strategies Proposed | TDM Plan will be submitted to staff for approval. Includes appointment of a TDM Coordinator. |
| Violations Currently Under Investigation | 0 |
| High Efficiency Water Use Measures Proposed | 0 |
| Existing Vineyards Proposed to be Removed | 0 |
| 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 | Los Carneros Water District (LCWD) recycled water available for vineyard irrigation. |
| New Vineyards Plantings Proposed | No |
| Hold & Haul Proposed: Temporary (Duration of Time) or Permanent | Temporary |
| Trucked in Water Proposed | No |

Saintsbury Winery
Permit P18-00027
Wineries Within One Mile of APN 047-212-002

| Name | Address | Bldg Size | Cave Size | Production | Tours/ Tastings | Weekly Visitors | Number of Marketing Events | Employees |
|------------------------|------------------------|-----------|-----------|------------|--------------------|--------------------|----------------------------------|-----------|
| HYDE WINERY | 1044 LOS CARNEROS AVE | 12,552 | 0 | 30,000 | APPT | 120 | 11 | 3 |
| MADONNA ESTATE | 5400 OLD SONOMA RD | 15,280 | 0 | 50,000 | PUB | 50 | 0 | 6 |
| KENT RASSMUSSEN WINERY | | | | | | | | |
| CARNEROS ESTATES | 2125 CUTTINGS WHARF RD | 17,162 | 0 | 100,000 | APPT | 168 | 54 | 10 |
| ETUDE WINERY | 1250 CUTTINGS WHARF RD | 40,520 | 0 | 300,000 | PUB | 2,450 | 1,130 | 22 |

Saintsbury Winery
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Winery Comparison 150,000 - 175,000 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 |
|------------------------------|---------------|---------------|----------------|----------------|-----------------|-----------------|---------------------------|----------------------------|-------------------|--------|---------------|
| MAXVILLE LAKE WINERY | 23,662 | 23,662 | 165,000 | 75 | 325 | 16,900 | 3,600 | 68 | 20,500 | 247.45 | Chiles Valley |
| SOMERSTON WINERY | 34,477 | 34,477 | 150,000 | 8 | 56 | 2,912 | 496 | 8 | 3,408 | 261.63 | Hillside |
| BRANDLIN / CUVAISON CARNEROS | 37,860 | 37,860 | 155,048 | 180 | 1,260 | 65,520 | 4,240 | 38 | 69,760 | 206 | Carneros |
| AVERAGE CALCULATION | 32,000 | 32,000 | 156,683 | 88 | 547 | 28,444 | 2,779 | 38 | 31,223 | | |
| MEDIAN CALCULATION | 34,477 | 34,477 | 155,048 | 75 | 325 | 16,900 | 3,600 | 38 | 69,760 | | |
| SAINTSBURY (APPROVED) | 11,175 | 0 | 160,000 | 12 | 24 | 1248 | 250 | 9 | 1,498 | | Carneros |
| SAINTSBURY (PROPOSED) | 11,175 | 0 | 160,000 | 95 | 450 | 23,400 | 500 | 8 | 23,900 | | Carneros |

Saintsbury Winery
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Winery Comparison 150,000 - 175,000 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 |
|------------------------------|---------------|---------------|----------------|----------------|-----------------|-----------------|---------------------------|----------------------------|-------------------|--------------|--------------|
| CADE AT THIRTEENTH | 20,822 | 20,822 | 150,000 | 70 | 60 | 3,120 | 1,140 | 30 | 4,260 | 13.99 | Angwin |
| LUNA VINEYARDS | 16,480 | 16,480 | 150,000 | 60 | 420 | 21,840 | 2,860 | 77 | 24,700 | 28.11 | Valley floor |
| SEQUOIA GROVE VINEYARDS | 31,350 | 0 | 150,000 | 45 | 600 | 31,200 | 3,100 | 22 | 34,300 | 24.26 | Valley floor |
| FAIRVIEW ESTATES WINERY | 20,002 | 25,000 | 155,048 | 300 | 600 | 31,200 | 45,625 | 730 | 76,825 | 14.59 | Hillside |
| DUCKHORN VINEYARDS* | 32,933 | 0 | 160,000 | 82 | 626 | 32,552 | 5,175 | 167 | 37,727 | 10.67 | Valley floor |
| FAR NIENTE WINERY* | 18,000 | 39,000 | 175,000 | 0 | 500 | 26,000 | 21,550 | 832 | 47,550 | 13 | Valley floor |
| AVERAGE CALCULATION | 23,645 | 21,333 | 163,349 | 127 | 575 | 29,917 | 24,117 | 576 | 54,034 | 12.75 | |
| MEDIAN CALCULATION | 20,002 | 25,000 | 160,000 | 82 | 600 | 31,200 | 21,550 | 730 | 47,550 | 13.00 | |
| SAINTSBURY (APPROVED) | 11,175 | 0 | 160,000 | 12 | 24 | 1248 | 250 | 9 | 1,498 | | Carneros |
| SAINTSBURY (PROPOSED) | 11,175 | 0 | 160,000 | 95 | 450 | 23,400 | 500 | 8 | 23,900 | | Carneros |

*Currently in for a Major Modification

**Saintsbury Winery
Permit P18-00027
Summary of Changes**

| Existing Conditions | Proposed Request | Net Change Analyzed |
|--|---|-----------------------------|
| | | |
| Visitation: | | |
| 12 Visitors/Day | 95 Visitors/Day | 83 Visitors/Day |
| 24 Visitors/Week | 450 Visitors/Week | 426 Visitors/Week |
| 1,248 Visitors/Year | 23,400 Visitors/Year | 22,152 Visitors/Year |
| | | |
| Marketing Program: | | |
| 8 Events/year with 25 guests | 6 Events/year with 50 guests | |
| 1 wine auction event/year with 50 guests | 2 Events events/year with 100 guests | |
| 9 Total Events | 8 Total Events | Reduction of one (1) Events |
| 250 Total Marketing Guests/Year | 500 Marketing Guests/year | 250 Marketing guests |
| | | |
| Employees: | | |
| 10 full-time employees | 13 full time employees 1 part time 5 Seasonal | 9 employees |