



Winery Comparison Tables
Sullivan Rutherford Estate
P19-00156-MOD

Sullivan Rutherford
Use Permit Application No. P19-00156-MOD
Summary of Location and Operation Criteria

LOCATIONAL CRITERIA	STAFF COMMENTS
Size of Parcel	26.17 acres
Proximity of Nearest Residence	430 feet
Number of Wineries Located Within One Mile	15
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	Yes (SR 29 segment)
Primary Road a Dead End	Yes (Galleron Road)
Located Within a Flood Zone	Yes, partially.
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	Yes
Result in the Loss of Sensitive Habitat	No
OPERATIONAL CRITERIA	STAFF COMMENTS
Napa Green Certified or Other Related Program	No. Plan to implement.
Percentage of Estate Grapes Proposed	100%
Number of Proposed Variances	0
Wastewater Processed On-Site	Yes
Voluntary Greenhouse Gas Emission Reduction Measures Proposed	Alternative fuel vehicles in fleet, VMT reduction plan, energy conserving lighting, bicycle incentives, recycled water system, water efficient fixtures, low-impact development (LID), water efficient landscape, recycle 75% waste, compost 75% food and garden material, sustainable purchasing and shipping program, shade tree planting, electrical vehicle charging stations, natural heating, cooling, and day lighting through site design, project designed and built to qualify for LEED silver, green certification, use of recycled materials, local food production, sustainable practices education, 70-80% cover crop, biomass retention.
Vanpools, Flexible Work Shifts, Shuttles, or Other Traffic Congestion Management Strategies Proposed	Yes
Violations Currently Under Investigation	None

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High Efficiency Water Use Measures Proposed	Yes
Existing Vineyards Proposed to be Removed	Yes - 1.5 acres of vineyards
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

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Wineries Within One Mile of APN 030-070-010

Name	Address	Bldg Size	Cave Size	Production	Tours/ Tastings	Weekly Visitors	Number of Marketing Events	Employees
DELECTUS (MILAT WINERY)	1091 S ST HELENA HWY	1280	0	20000	PUB	140	0	1
DEL DOTTO FAMILY WINERY	1445 S ST HELENA HWY	4200	15163	48000	APPT	200	31	4
RAYMOND VINEYARD AND CELLAR	849 ZINFANDEL LN	49250	0	750000	PUB	2800	128	80
WHEELER FARMS WINERY	588 ZINFANDEL LN	21242	0	50000	APPT	224	52	3
KELHAM WINERY	360 ZINFANDEL LN	1000	0	100000	APPT	140	6	6
FLEURY FAMILY WINERY	950 GALLERON LN	18576	0	20000	APPT	0	0	0
THE RANCH WINERY	105 ZINFANDEL LN	79500	0	12520000	NO	15	33	85
PESTONI FAMILY	1673 ST HELENA HWY	6200	0	35000	PUB	150	0	2
THE PRISONER WINE COMPANY	1178 GALLERON LN	52030	0	1200000	PUB	3500	4612	94
PROVENANCE VINEYARDS	1695 ST HELENA HWY	16000	0	180000	PUB	65	36	12
WHITEHALL LANE WINERY	1563 ST HELENA HWY	7600	0	200000	PUB	600	60	7
GRGICH HILLS CELLARS	1829 ST HELENA HWY	5000	0	250000	APPT	4004	385	44
BOMMARITO WINERY	1135 GALLERON LN			30000	APPT	105	66	5
ALPHA OMEGA WINERY	1155 MEE LN	6000	0	100000	PUB	0	0	22
LMR RUTHERFORD ESTATE WINERY	1790 ST HELENA HWY	15160	0	100000	APPT	330	32	8

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BY APPOINTMENT WINERIES

Winery Comparison (22,000 to 35,000 gallons)

Name	Bldg Size	Cave Size	Production	Daily Visitors	Weekly Visitors	Annual Visitors	Annual Marketing Visitors	Number of Marketing Events	Annual Visitation	Acres	Location
SPOTTSWOODE WINERY	0	0	25000	0	20	1040	0	0	1040	26.9	city
VICE VERSA WINERY	6000	5000	25000	10	50	2600	250	7	2850	11.05	hillside
MALDONADO WINERY	3692	2800	30000	12	30	1560	80	3	1640	11.14	hillside
FEW AND FAR BETWEEN		22355	30000	4	28	1456	173	5	1629	113.64	Calistoga
HOURGLASS WINERY	4700	10400	30000	10	22	1144	550	16	1694	15	hillside
ROBERT CRAIG WINERY	10944	0	25000	12	6	312	168	8	480	20.19	Angwin
FISHER WINERY	16200	0	30000	10	50	2600	575	23	3175	55.69	valley floor
BEAUTIFUL DAY WINERY	24471		30000	40	385	20020	1300	28	21320	29.4	valley floor
JOSEPH CELLARS	4702	15798	30000	75	525	27300	4560	106	31860	25.96	hillside
1510 ACQUISITION LLC	2400	6700	25000	40	20	1040	440	18	1480	35.81	hillside
WALLIS FAMILY ESTATE	11711	0	30000	18	108	5616	225	3	5841	0	hillside
EHREN JORDAN WINE CELLARS	5720	13276	25000	4	10	520	105	5	625	10.13	hillside
FANTESCA ESTATE	4700	6900	30000	18	100	5200	1205	43	6405	52.56	hillside
CHATEAU CHEVALIER WINERY	3500	0	24500	0	0	0	0	0	0	48.86	hillside
NEAL WINERY	8150	7132	35000	15	35	1820	300	7	2120	12.71	Angwin
DIOGENES RIDGE WINERY	3445	5800	30000	15	90	4680	1020	41	5700	12.94	Angwin
ROCKY RIDGE WINERY	18280	16600	35000	8	40	2080	970	28	3050	20	Angwin
CADE WINERY	12203	14290	30000	15	75	3900	750	15	4650	53.9	Angwin
CASTELLUCCI FAMILY WINERY	12376	0	30000	50	210	10920	830	19	11750	19.3	valley floor
SNOWDEN VINEYARDS	8025	18900	30000	0	5	260	0	0	260	160.06	hillside
CASTLEVALE WINERY	21795	2965	30000	18	126	6552	835	17	7387	55.35	Chiles Valley
CORBETT VINEYARDS	8243	4000	30000	0	10	520	140	4	660	56.48	hillside
EDGE HILL ESTATE WINERY	12200	5000	24000	0	60	3120	315	7	3435	23.4	hillside
YOUNG INGLEWOOD VINEYARDS	10941	0	30000	16	112	5824	1745	28	7569	16	valley floor
PARADIGM WINERY	1200	0	30000	10	15	780	30	1	810	26.25	valley floor
BOMMARITO WINERY			30000	15	105	5475	2100	66	7575	23.4	Rutherford
STAR VINEYARDS	2800	0	30000	0	20	1040	0	0	1040	1.44	valley floor
SCARLETT WINERY	27261		30000	15	80	4160	765	28	4925	47.88	valley floor
SADDLEBACK CELLARS	2400	0	24000	15	100	5200	850	5	6050	16.96	valley floor

GOOSECROSS CELLARS	3800	0	30000	50	350	18200	710	15	18910	11.31	valley floor
DAVID ARTHUR VINEYARDS	1400	6500	30000	20	35	1820	1377	13	3197	47.85	hillside
CONTINUUM WINERY	2750	21758	28000	2	14	728	450	6	1178	44.38	hillside
EAGLE EYE WINERY	8800	0	30000	16	112	5824	1452	53	7276	13.16	Gordon Valley
SLEEPING LADY WINERY	7600		30000	20	140	7280	450	12	7580	103.83	valley floor
DARMS LANE WINERY	11251	11771	30000	24	150	7800	1414	54	9214	49.16	valley floor
IDEOLOGY CELLARS	8523	0	30000	15	105	5460	240	7	5700	10.09	valley floor
HILLVIEW VINEYARD	7700	0	30000	16	112	5824	1430	27	7254	16.01	valley floor
OLNEY FAMILY WINERY	19237	15000	25000	10	70	3640	720	12	4360	40	hillside
YOUNTVILLE WASHINGTON STREET WINER	5264		30000	25	175	9100	400	11	9500	10.5	valley floor
H and L WINERY	4496	0	30000	20	140	7280	400	11	7680	41.15	valley floor
BOYD FAMILY VINEYARDS	4600		30000	15	40	2080	400	11	2480	21.88	valley floor
HERMAN WINERY	15550	0	24000	4	10	520	450	18	970	20	valley floor
JUDD'S HILL WINERY	7108	0	30000	8	28	1456	0	0	1456	20.05	valley floor
ELLMAN FAMILY WINERY	7781		30000	15	70	3640	665	27	4305	13.52	valley floor
V-12 WINERY	1800	7000	22500	16	36	1872	300	5	2172	42.38	Soda Canyon
CALDWELL WINERY	0	18438	35000	35	190	6239	540	15	6668	40.11	MST
MAHONEY VINEYARDS	9410	0	30000	15	84	4368	450	12	5910	10.05	Carneros
HYDE WINERY	12552	0	30000	20	120	6240	400	11	6640	12.27	Carneros
SLEEPING GIANT	12745		30000	10	85	4420	300	6	3212	11.41	Carneros
PALMAZ WINERY	0	55000	35000	50	350	18200	130	3	18330	122.12	hillside
FONTANELLA WINERY	7569	0	30000	4	10	520	220	5	740	26.44	hillside
SHADYBROOK WINERY	10548	0	30000	21	147	7644	270	9	7914	11.37	MST
GRASSI WINERY	7403		25000	12	70	3640	155	3	3795	7.85	valley floor
ROGERS WINERY	4998	0	30000	20	120	6240	300	10	6540	52.93	hillside
AVERAGE CALCULATION	8287	6520	29111	17	96	4940	628	16	5556	33.37	

MEDIAN CALCULATION	7585	2800	30000	15	73	3770	420	11	4333	22.64	
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Sullivan Rutherford Estate (APPROVED)	3666	N/A	22500	N/A	7	365	N/A	N/A	365	26.17	valley floor
Sullivan Rutherford Estate (EXISTING)	3666	N/A	22500	45	315	16425	600	6	17025	26.17	valley floor
Sullivan Rutherford Estate (PROPOSED)	20094	N/A	33000	45	300	15372	900	18	16272	26.17	valley floor

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Winery Comparison (22,000 to 35,000 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
1510 ACQUISITION LLC	2400	6700	25000	40	20	1040	440	18	1480	35.81	hillside
EHLERS ESTATE WINERY	4000	11220	25000	0	0	300	1105	41	1405	13.83	valley floor
STREBLOW WINERY	360	0	25000	0	0	0	0	0	0	33	hillside
CHATEAU CHEVALIER WINERY	3500	0	24500	0	0	0	0	0	0	48.86	hillside
PESTONI FAMILY	6200	0	35000	20	150	7800	0	0	7800	5.47	valley floor
PARADIGM WINERY	1200	0	30000	10	15	780	30	1	810	26.25	valley floor
COSENTINO WINERY	11755	0	30000	0	350	18200	0	0	18200	4.29	valley floor
STAR VINEYARDS	2800	0	30000	0	20	1040	0	0	1040	1.44	valley floor
SADDLEBACK CELLARS	2400	0	24000	15	100	5200	850	5	6050	16.96	valley floor
PLUMP JACK WINERY	7574	0	25000	20	140	7280	0	0	7280	57.43	valley floor
GOOSECROSS CELLARS	3800	0	30000	50	350	18200	710	15	18910	11.31	valley floor
DAVID ARTHUR VINEYARDS	1400	6500	30000	20	35	1820	1377	13	3197	47.85	hillside
AVERAGE CALCULATION	3949	2035	27792	15	98	5138	376	8	5514	25.21	
MEDIAN CALCULATION	3150	0	27500	13	28	1430	15	1	2339	21.61	

Sullivan Rutherford Estate (APPROVED)	3666	N/A	22500	N/A	7	365	N/A	N/A	365	26.17	valley floor
Sullivan Rutherford Estate (EXISTING)	3666	N/A	22500	45	315	16425	600	6	17025	26.17	valley floor
Sullivan Rutherford Estate (PROPOSED)	20094	N/A	33000	45	300	15372	900	18	16272	26.17	valley floor

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Winery Comparison (22,000 to 35,000 gallons)

NAPA VALLEY BUSINESS PARK (AKA AIRPORT INDUSTRIAL AREA) WINERY PERMITS
SMALL WINERY EXEMPTION 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
STREBLOW WINERY	360	0	25000	TST APPT	0	0	0	0	0	0	33	hillside

Sullivan Rutherford Estate #P19-00156-MOD
SUMMARY OF CHANGES

Prior Approval	Existing Conditions	Proposed Request	Net Change Analyzed
Building Size:	Building Size:	Building Size:	Building Size:
3,666 square feet	3,666 square feet	20,094 square feet	16,428 square feet
Production:	Production:	Production:	Production:
22,500 gallons	22,500 gallons	33,000 gallons	10,500 gallon increase
Visitation:	Visitation:	Visitation:	Visitation:
N/A Visitors/Day	45 Visitors/Day	45 Visitors/Day	Net increase of 0 Visitors/Day
7 Visitors/Week	N/A Visitors/Week	300 Visitors/Week	Net decrease of 15 Visitors/Week
365 Visitors/Year	16,425 Visitors/Year	15,372 Visitors/Year	Net decrease of 1,053 Visitors/Year
Marketing Program:	Marketing Program:	Marketing Program:	Marketing Program:
N/A	6 Events/Year @ 100 guest	6 Events/Year @ 100 guests	
		1 Events/Month @ 25 guests	
0 Total Events	6 Total Events	18 Total Events	Net increase 12 Total Events
0 Total Marketing Guests/Year	600 Total Marketing Guests/Year	900 Marketing Guests/year	Net increase 300 Marketing guests
Employees:	Employees:	Employees:	Employees:
2 full-time employees	15 full-time employees	20 full time employees	Net increase of 5 full-time employees
3 part-time employees	2 part-time employees	0 part-time employees	Net decrease of 2 part-time employees