

“K”

Winery Comparison Analysis

A. S. Vineyards Use Permit Modification – P19-00273
Zoning Administrator Hearing Date (January 27, 2021)

A.S. Vineyards Use Permit Minor Modification
Permit #P19-00273
Summary of Location and Operation Criteria

LOCATIONAL CRITERIA	STAFF COMMENTS
Size of Parcel	12.14
Proximity of Nearest Residence	565 feet
Number of Wineries Located Within One Mile	16
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	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	Yes
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
Percentage of Estate Grapes Proposed	6.4 acres
Number of Proposed Variances	None
Wastewater Processed On-Site	Yes
Voluntary Greenhouse Gas Emission Reduction Measures Proposed	Yes, 16 measures incorporated as site design
Vanpools, Flexible Work Shifts, Shuttles, or Other Traffic Congestion Management Strategies Proposed	Yes, shuttles for marketing events, one full-time employee residing on site
Violations Currently Under Investigation	None
High Efficiency Water Use Measures Proposed	Yes, water efficient landscaping,
Existing Vineyards Proposed to be Removed	None
On-Site Employee or Farmworker Housing Proposed	One on-site employee will reside on site
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	None
Hold & Haul Proposed: Temporary (Duration of Time) or Permanent	No
Trucked in Water Proposed	No

A.S. Vineyards
Permit #P19-00273
Wineries Within One Mile of APN 022-080-028

Name	Address	Bldg Size	Cave Size	Production	Tours/ Tastings	Weekly Visitors	Number of Marketing Events	Employees
TUDAL WINERY	1015 Big Tree Road	1,248	N/A	3,500	TST APPT	0	0	0
ROMBAUER VINEYARDS	3522 Silverado Trail	46,610	26,340	450,000	TST APPT	2,000	51	18
CASA NUESTRA	3473 Silverado Trail	3,420	N/A	5,000	TST APPT	100	3	7
TURLEY WINE CELLARS	3358 St. Helena Highway	13,171	N/A	65,000	TST APPT	75	9	4
EL MOLINO WINERY	3315 North St. Helena Highway	5,500	N/A	3,000	None	0	0	2
SABINA VINEYARDS	3291 North St. Helena Highway	1,600	N/A	8,000	None	0	0	2
EHLERS ESTATE WINERY	3200 Ehlers Lane	11,350	11,220	25,000	PUB	1	41	8
DUCKHORN VINEYARDS	1000 Lodi Lane	32,933	N/A	160,000	PUB	626	167	42
TRINCHERO NAPA VALLEY	3070 St. Helena Highway	35,211	2,296	100,000	PUB	930	11	14
FREEMARK ABBEY	3022 North St. Helena Highway	30,232	N/A	60,000	PUB	1,800	0	12
ALLORA WINERY	3244 Ehlers Lane	2,000	N/A	12,000	TST APPT	4	12	0
V MADRONE WINERY	3199 North St. Helena Highway	6,461	N/A	20,000	TST APPT	90	12	3
CAIRDEAN WINERY	3125 North St. Helena Highway	24,370	16,500	50,000	TST APPT	175	50	14
METZGER VINEYARDS	3243 North St. Helena Highway	670	N/A	800	None	0	0	unknown
BERGMAN FAMILY WINERY	3285 St. Helena Highway	7,081	N/A	8,000	None	0	0	3
BRASSWOOD NAPA VALLEY	3125 N. St. Helena Highway	24,370	16,500	95,000	TST APPT	175	50	12

A. S. Vineyards
Permit #P19-00273
Winery Comparison (20,000 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
JERICO	7,160	4,100	20,000	10	15	780	120	4	900	131.05	Hillside
HELENA VIEW - JOHNSTON	1,200	0	20,000	0	0	0	0	0	0	6.25	Hillside
AMICI CELLARS	5,000	0	20,000	25	5	260	100	6	360	11.97	Hillside
BLACK SEARS WINERY	4,765	3,600	20,000	16	112	5,824	300	10	6,124	65.18	Angwin
ADAMVS	14,509	6,000	20,000	32	150	7800	521	11	8321	68.33	Angwin
DUNN VINEYARDS	2050	6000	20,000	0	20	1040	0	0	260	39	Angwin
YOUNG WINERY	8384	0	20,000	1	2	104	0	0	104	99.88	Pope Valley
AETNA SPRING CELLARS	2500	0	20,000	0	0	0	0	0	0	41.18	Pope Valley
CLARK CLAUDON VINEYARD	6277	4100	20,000	48	8	416	220	7	636	67.25	Hillside
HARD SIX CELLARS WINERY	0	7135	20,000	16	80	4160	375	3	4535	53.04	Hillside
BEHRENS FAMILY WINERY	7319	0	20,000	32	224	11648	340	8	11988	19.96	Hillside
BARNETT VINEYARDS	1800	3276	20,000	0	0	0	0	0	0	39.96	Hillside
KENEFICK WINERY	4740	0	20,000	12	84	4368	350	11	4718	44.28	Valley Floor
ARAUJO	8703	9700	20,000	18	126	6552	573	15	7125	162.23	Valley Floor
VENGE VINEYARDS	19298	9000	20,000	20	140	7280	180	8	7460	12.37	Valley Floor
THE VINEYARDIST	5700	7500	20,000	15	20	1040	300	10	1340	40	Hillside
REVERIE II CELLARS	2789	0	20,000	0	34	1747	0	0	1747	26.44	Hillside
BROMAN CELLARS	3648	4375	20,000	2	10	520	195	10	715	11.47	Hillside
MERUS WINES	4580	6947	20,000	25	125	6500	130	10	6630	52.58	Hillside
V MADRONE WINERY	6461	0	20,000	20	90	4680	570	12	5273	7.85	Hillside
DOMAINE CHARBAY	7500	0	20,000	0	0	0	0	0	0	10.56	Hillside
3646 SMR VINEYARD	10454	0	20,000	12	84	4368	584	27	4952	56.75	Hillside
SCHWEIGER VINEYARDS	15664	0	20,000	8	48	2496	125	3	2621	45.04	Hillside
SPRING MOUNTAIN VINEYARD	8550	0	20,000	0	0	0	0	0	0	270.2	Hillside
MORLET FAMILY ESTATE	4121	5000	20,000	12	25	1300	185	8	1485	10.18	Hillside
WILLIAM COLE WINERY	5040	4000	20,000	5	10	520	185	8	705	5.72	Hillside
ABREU VINEYARDS	5144	13200	20,000	0	12	624	170	7	794	5.72	Angwin
HOWELL AT THE MOON WINERY	2495	0	20,000	4	10	520	170	7	690	20.36	Angwin

**A. S. Vineyards
Permit #P19-00273**

LA JOTA VINEYARD	5000	5700	20,000	0	4	208	0	0	208	6.57	Angwin
BRAVANTE WINERY	8100	2300	20,000	4	20	1040	220	8	1260	20.44	Angwin
SEAVEY VINEYARD	12085	0	20,000	15	6	312	50	1	362	143.42	Hillside
MANSFIELD WINERY	15688	0	20,000	20	120	6240	624	19	6864	2	Hillside
MARCIANO WINERY	10675	0	20,000	15	75	3900	375	7	4275	55.59	Hillside
CORISON WINERY	9480	0	20,000	25	10	520	106	8	626	9.5	Valley Floor
DRY CREEK/MT. VEEDER W	3672	17220	20,000	10	70	3650	400	11	4050	55.5	Mount Veeder
BOND ESTATES	4402	10400	20,000	0	0	0	0	0		38.79	Hillside
DANA ESTATES	8886	19000	20,000	6	20	1040	240	4	1280	26.54	Valley Floor
TRES SABORES	2150	780	20,000	4	4	208	0	0	208	24.7	Hillside
HARLAN ESTATE I	10797	0	20,000	0	0	0	0	0	0	80.17	Hillside
THE TERRACES	1964	0	20,000	2	10	520	0	0	520	21.19	Hillside
FLEURY FAMILY WINERY	4230	0	20,000	0	0	1800	0	0	1800	10.12	Valley Floor
FOLEY JOHNSON WINERY	20616	0	20,000	50	350	18200	1700	56	19900	39.78	Valley Floor
MARTIN ESTATE	5420	0	20,000	25	25	1300	312	16	1612	11.57	Valley Floor
PINA CELLARS	3000	0	20,000	0	30	1560	0	0	1560	23.19	Hillside
WILLIAM HARRISON	6400	0	20,000	0	0	0	0	0	0	8.8	Valley Floor
SCREAMING EAGLE	22333	16000	20,000	5	15	7810	0	0	780	73.13	Valley Floor
PERATA WINERY	4780	0	20,000	20	50	2600	320	14	2920	47.69	Valley Floor
KAPCSANDY	11820	0	20,000	6	36	1872	1020	27	2892	17.47	Valley Floor
COLGIN PARTNERS WINERY	18686	0	20,000	10	25	1300	175	5	1475	124.81	Hillside
LODESTONE VINEYARDS	8752	7230	20,000	35	245	12740	390	8	13130	42.1	Hillside
GANDONA WINERY	7994	4716	20,000	12	72	3744	700	13	4444	114.72	Hillside
RELIC WINERY	8641	2458	20,000	20	120	4180	278	11	4458	10.31	Soda Canyon
ASTRALE E TERRA WINERY	864	0	20,000	0	0	0	0	0	0	62.27	Soda Canyon
QUIXOTE WINERY	8050	0	20,000	10	70	3640	0	0	3640	42.39	Valley Floor
BERINGER WINE ESTATES	5400	0	20,000	0	0	0	0	0	0	20.55	Valley Floor
WINERY OF THE ROSES	4500	0	20,000	0	0	0	0	0	0	11.15	Wooden Valley
MT VEEDER WINERY	3300	0	20,000	0	2	104	0	0	104	20.44	Hillside
HILL FAMILY ESTATE	1731	0	20,000	12	84	624	300	10	924	7.51	Valley Floor
OBRIEN FAMILY VINEYARD	6279	0	20,000	40					14920	26.93	Valley Floor
VIOLET VINEYARD	5666	0	20,000	10	12	624	560	14	1184	13.52	Valley Floor
HDV	5100	0	20,000	10	25	1300	210	7	1510	18.14	Valley Floor

**A. S. Vineyards
Permit #P19-00273**

DEL DOTTO WINERY	7422	2364	20,000	10	50	2600	500	10	3100	6.65	MST
SAM JASPER WINERY	19850	0	20,000	10	25	1300	210	7	1510	18.14	Valley Floor
SIGNORELLO	2320	0	20,000	20	120	6240	240	12	6480	56.59	Valley Floor
RAZI WINERY	4600	0	20,000	15	50	2600	0	0	2600	14.55	Valley Floor
WHITE ROCK VINEYARDS	0	6000	20,000	0	0	0	0	0	0	15	Hillside
SODARO WINERY	4900	0	20,000	0	0	0	148	13	148	21.3	MST
CHATEAU 15 WINERY	2828	11338	20,000	4	36	1872	460	14	2332	12.33	MST
ROCCA FAMILY WINERY	11770	0	20,000	32	224	11648	10800	213	22448	1	Industrial
THEOREM WINERY	23458	0	20,000	15	105	5460	220	4	5680	41.45	Hillside
GARGIULO WINERY	8573	0	20,000	10	70	3640	480	12	4120	11.18	Hillside
PHILIP VINEYARD	5000	0	20,000	0	0	0	0	0	0	22.37	Hillside
CARVER SUTRO WINERY	3265	6700	20,000	20	120	6240	370	10	6610	86	Hillside
ONE HOPE WINERY	17063	0	20,000	20	100	5200	1595	38	6794	10.21	Valley Floor
AVERAGE CALCULATION	7343	2786	20000	12	53	2772	393	10	3263	40.17	

MEDIAN CALCULATION	5543	0	20000	10	25	1300	185	7	1510	21.84	
---------------------------	-------------	----------	--------------	-----------	-----------	-------------	------------	----------	-------------	--------------	--

Sodhani - Approved	0	7,150	12,000	0	0	0	0	0	0	12.14	Hillside
Sodhani - Proposed	4,754	4,603	20,000	11	77	4,415	400	11	4,415	12.14	Hillside

A. S. Vineyards
Permit #P19-00273
Winery Comparison (20,000 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
HELENA VIEW - JOHNSTON VINEYARDS	1,200	0	20,000	0	0	0	0	0	0	6.25	Hillside
CANDLESTICK RIDGE VINEYARDS	3,018	0	20,000	0	0	0	0	0	0	40.47	Angwin
BLACK SEARS WINERY	4,765	3,600	20,000	16	112	5,824	300	4	6,124	65.18	Angwin
DUNN VINEYARDS	2,050	6,000	20,000	0	20	1,040	0	0	1,040	39	Angwin
AETNA SPRING CELLARS	2,500	0	20,000	0	0	0	0	0	0	41.18	Pope Valley
POPE VALLEY WINERY	4,836	0	20,000	0	20	1,040	0	0	1,040	36.41	Pope Valley
DUTCH HENRY WINERY	2,600	4,500	20,000	10	50	2,600	0	0	2,600	9.29	Hillside
BARNETT VINEYARDS	1,800	3,276	20,000	0	0	0	0	0	0	39.96	Hillside
ARAUJO ESTATES WINERY	8,703	9,700	20,000	18	126	6,552	573	15	7,125	162.23	Valley floor
WERMUTH WINERY/RANCHO DE LAS FLORES	775	0	20,000	30	100	5,200	0	0	5,200	7.44	Hillside
REVERIE II WINERY	2,789	0	20,000	0	34	1,747	0	0	1,747	26.44	Hillside
DOMAINE CHARBAY WINERY	7,500	0	20,000	0	0	0	0	0	0	10.56	Hillside
SPRING MOUNTAIN VINEYARDS #2	8,550	0	20,000	0	0	0	0	0	0	270.2	Hillside
LA JOTA VINEYARD	5,000	5,700	20,000	0	4	208	0	0	208	6.57	Angwin
SEAVEY VINEYARD	12,085	0	20,000	15	6	312	50	1	362	143.42	Hillside
VOLKER EISELE FAMILY ESTATE	2,400	0	20,000	0	0	0	0	0	0	275.89	Chiles Valley
VILLA HELENA	5,012	0	20,000	15	20	1,040	70	2	1,110	4.47	Valley floor
DELECTUS (MILAT WINERY)	5,340	0	20,000	20	140	7,280	0	0	7,280	10.5	Valley floor
HAKANSON WINERY	720	0	20,000	0	0	0	0	0	0	29.73	Hillside
BOND ESTATES	4,402	10,400	20,000	6	0	0	0	0	0	38.79	Hillside
DANA ESTATES	8,886	19,000	20,000	6	20	1,040	240	4	1,280	26.54	Valley floor
TES SABORES	2,150	780	20,000	4	4	208	0	0	208	24.7	Hillside
HARLAN ESTATE I	10,797	0	20,000	0	0	0	0	0	0	80.17	Hillside
THE TERRACES	1,964	0	20,000	2	10	520	0	0	520	21.19	Hillside
FLEURY FAMILY WINERY	4,230	0	20,000	0	0	1,800	0	0	1,800	10.12	Valley floor
PINA CELLARS	3,000	0	20,000	0	30	1,560	0	0	1,560	23.19	Hillside
WILLIAM HARRISON	6,400	0	20,000	0	0	0	0	0	0	8.8	Valley floor
VILLA RAGAZZI	916	0	20,000	0	0	0	0	0	0	25.33	Valley floor
DALLA VALLE VINEYARDS	7,070	0	20,000	0	0	0	0	0	0	26.61	Hillside

A. S. Vineyards
Permit #P19-00273

	Winery Comparison (20,000 Gallons)										
SCREAMING EAGLE WINERY	22,333	16,000	20,000	5	15	780	0	0	780	73.13	Valley floor
ASTRALE E TERRA WINERY	864	0	20,000	0	0	0	0	0	0	62.27	Soda Canyon
LA VALLETTE WINERY	1,600	0	20,000	0	0	0	0	0	0	6.57	Soda Canyon
QUIXOTE WINERY	8,050	0	20,000	10	70	3,640	0	0	3,640	42.39	Valley floor
BERINGER WINE ESTATES	5,400	0	20,000	0	0	0	0	0	0	20.55	Valley floor
WINERY OF THE ROSES	4,500	0	20,000	0	0	0	0	0	0	11.15	Wooden Valle
MT. VEEDER WINERY	3,300	0	20,000	0	2	104	0	0	104	20.44	Hillside
HILL FAMILY ESTATE	1,731	0	20,000	12	84	624	300	10	924	7.51	Valley floor
O'BRIEN FAMILY VINEYARD	6,279	0	20,000	40	280	14,560	360	12	14,920	26.93	Valley floor
FRISINGER VINEYARDS	1,008	5,000	20,000	0	0	0	0	0	0	20.21	Hillside
HOPPER CREEK WINERY	3,300	0	20,000	0	0	0	0	0	0	8	Valley floor
KNOLLWOOD VINEYARDS	7,956	0	20,000	0	0	0	0	0	0	31.7	Valley floor
SIGNORELLO WINERY	2,320	0	20,000	20	120	6,240	240	12	6,480	56.59	Valley floor
RAZI WINERY	4,600	0	20,000	15	50	2,600	0	0	2,600	14.55	Valley floor
WHITE ROCK VINEYARDS	0	6,000	20,000	0	0	0	0	0	0	15	Hillside
DAVIANA WINERY	4,840	1,200	20,000	0	0	0	0	0	0	24.23	MST
SODARO WINERY	4,900	0	20,000	0	0	0	148	13	148	21.3	MST
WHITFORD CELLARS	4,291	1,414	20,000	0	0	0	0	0	0	43.36	MST
THEOREM WINERY	23,458	0	20,000	15	105	5,460	220	4	5,680	41.45	Hillside
KATES VINEYARD	1,200	0	20,000	0	0	0	0	0	0	4.15	Valley floor
PHILIP VINEYARD	5,000	0	20,000	0	0	0	0	0	0	22.37	Hillside
AVERAGE CALCULATION	4446	1928	20000	6	29	1504	58	1	1562	69.70	
MEDIAN CALCULATION	3018	0	20000	0	6	312	0	0	1040	39.00	
Sodhani - Approved	0	7,150	12,000	0	0	0	0	0	0	12.14	Hillside
Sodhani - Proposed	4,754	4,603	20,000	11	77	4,415	400	11	4,415	12.14	Hillside

A. S. Vineyards
P19-00273
20,000 Gallons Per Year

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
NAPA VALLEY BUSINESS PARK (AKA AIRPORT INDUSTRIAL AREA) WINERY PERMITS												
ROCCA FAMILY WINERY	11770	0	20,000	APPT	32	224	11648	10800	213	22448	1	NVBP
PEJU	12800	0	20,000	PVT	10	70	3640	100	1	3740	1.07	NVBP
SMALL WINERY EXEMPTION PERMITS												
HELENA VIEW - JOHNSTON VINEYARD	1200	0	20,000	TST/APT	0	0	0	0	0	0	6.25	Hillside
BLACK SEARS WINERY	4765	3600	20,000	APPT	16	112	5824	300	10	6124	65.18	Angwin
AETNA SPRING CELLARS	2500	0	20,000	TST/APT	0	0	0	0	0	0	41.18	Pope Valley
DOMAIN CHARBAY WINERY	7500	0	20,000	APPT	0	0	0	0	0	0	10.56	Hillside
SPRING MOUNTAIN VINEYARDS #2	8550	0	20,000	TST/APT	0	0	0	0	0	0	270.2	Hillside
VOLKER EISELE FAMILY ESTATE	2400	0	20,000	NO	0	0	0	0	0	0	275.89	Chiles Valley
HAKANSON WINERY	720	0	20,000	NO	0	0	0	0	0	0	29.73	Hillside
BOND ESTATES	4402	10400	20,000	TST/APT	0	0	0	0	0	0	38.79	Hillside
HARLAN ESTATE I	10797	0	20,000	TST/APT	0	0	0	0	0	0	80.17	Hillside
WILLIAM HARRISON	6400	0	20,000	TST/APT	0	0	0	0	0	0	8.8	Valley Floor
VILLA RAGAZZI	916	0	20,000	NO	0	0	0	0	0	0	25.33	Valley Floor
ASTRALE E TERRA WINERY	864	0	20,000	TST/APT	0	0	0	0	0	0	62.27	Soda Canyon
LA VALLEETTE WINERY	1600	0	20,000	NO	0	0	0	0	0	0	6.57	Soda Canyon
WINERY OF THE ROSES	4500	0	20,000	TST/APT	0	0	0	0	0	0	11.15	Wooden Valley
HILL FAMILY ESTATE	1731	0	20,000	APPT	12	84	624	300	10	924	7.51	Valley Floor
FRINSINGER VINEYARDS	1008	5000	20,000	NO	0	0	0	0	0	0	20.21	Hillside
HOPPER CREEK WINERY	3300	0	20,000	NO	0	0	0	0	0	0	8	Valley Floor
WHITE ROCK VINEYARDS	0	6000	20,000	TST/APT	0	0	0	0	0	0	15	Hillside
DAVIANA WINERY	4840	1200	20,000	NO	0	0	0	0	0	0	24.23	MST
ROCCA FAMILY WINERY	11770	0	20,000	APPT	32	224	11648	10800	213	22448	1	Industrial
PEJU	12800	0	20,000	PVT	10	70	3640	480	12	4120	11.18	Hillside
KATES VINEYARD	1200	0	20,000	NO	0	0	0	0	0	0	4.15	Valley Floor
PHILIP VINEYARD	5000	0	20,000	TST/APT	0	0	0	0	0	0	22.37	Hillside

**A. S. Vineyards
P19-00273**

Sodhani - Existing	0	0	0	0	0	0	0	0	0	0	12.14	Hillside
Sodhani - Proposed	4,754	4,603	20,000	TST/APT	11	77	4,015	11	400	4,415	12.14	Hillside

A.S. VINEYARDS WINERY MODIFICATION #P19-00273
SUMMARY OF CHANGES

Existing Conditions	Proposed Request	Net Change Analyzed
Visitation:		
Visitation:		
None	11/day	11/day
None	77/week	77/week
None	4,015/year	4,015/year
Marketing Program:		
Marketing Program:		
None	10 events/year @ 30 guests	10 events/year @ 30 guests
None	1 event/year @ 100 guests	1 event/year @ 100 guests
Employees:		
Employees:		
2 Full-time	2 Full-time	No net increase
2 Part-time during harvest	2 Part-time during harvest	No net increase