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Winery Comparison Analysis

Flora Springs Winery
Permit # P15-00111-MOD
APN 027-100-037

Summary of Location and Operation Criteria

LOCATIONAL CRITERIA	STAFF COMMENTS
Size of Parcel	203 acres
Proximity of Nearest Residence	Approximately 1,375 feet
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	No
Primary Road a Dead End	No
Located Within a Flood Zone	Yes, part of parcel in 100-year flood zone
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	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	30 acres of vineyards on-site
Number of Proposed Variances	None
Wastewater Processed On-Site	Yes
Voluntary Greenhouse Gas Emission Reduction Measures Proposed	Yes, 6 measures incorporated such as solar power generation at winery and use of water efficient fixtures
Vanpools, Flexible Work Shifts, Shuttles, or Other Traffic Congestion Management Strategies Proposed	Yes
Violations Currently Under Investigation	None
High Efficiency Water Use Measures Proposed	Yes, water efficient fixtures proposed
Existing Vineyards Proposed to be Removed	Approximately 5,000 square feet
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	None
Hold & Haul Proposed: Temporary (Duration of Time) or Permanent	No
Trucked in Water Proposed	No

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Wineries Within One Mile of APN027-100-037

Name	Address	Bldg Size	Cave Size	Production	Tours/ Tastings	Weekly Visitors	Number of Marketing Events	Employees
LOUIS M MARTINI WINERY	254 St. Helena Highway	153,762	N/A	2,000,000	PUB	1,694	4	37
SUTTER HOME WINERY	277 St. Helena Highway	41,000	N/A	200,000	PUB	3,500	0	101
PRAGER WINERY	1281 Lewelling Lane	3,352	N/A	8,500	TST APPT	42	0	4
HALL WINERY	401 St. Helena Highway	179,787	N/A	1,260,000	PUB	3,500	171	36
SATTUI WINERY	1111 White Lane	37,650	N/A	96,000	PUB	8,544	437	59
VILLA HELENA	1455 Inglewood Avenue	5,012	N/A	20,000	TST APPT	20	2	1
RAYMOND VINEYARD AND CELLAR	849 Zinfandel Lane	125,179	N/A	750,000	PUB	2,800	493	26
DELECTUS (MILAT WINERY)	1091 St. Helena Highway	5,340	N/A	20,000	PUB	140	0	1
SINEGAL ESTATE WINERY	2125 Inglewood Avenue	7,025	13,200	60,000	PUB	120	56	3
WHITEHALL LANE WINERY	1563 St. Helena Highway	34,227	N/A	200,000	PUB	600	60	7
FRANCISCAN WINERY	1178 Galleron Road	118,694	N/A	1,200,000	PUB	3,500	4,612	94
DANA ESTATES	1500 Whitehall Lane	8,886	19,000	20,000	TST APPT	20	4	4
RUTHERFORD GROVE	1673 St. Helena Highway	7,900	N/A	35,000	PUB	150	0	2
TRES SABORES	1620 South Whitehall Lane	2,150	780	20,000	TST APPT	4	0	1
LONGMEADOW RANCH WINERY	738 Main Street	16,500	6,100	16,000	PVT	0	12	3
CORISON WINERY	987 St. Helena Highway	9,480	N/A	20,000	TST APPT	10	8	3
EDGE HILL ESTATE WINERY	2585 Sulphur Springs Avenue	13,450	5,000	24,000	TST APPT	60	7	5
DEL DOTTO ESTATE WINERY	1445 St. Helena Highway	4,200	15,163	48,000	TST APPT	200	31	4
MARCIANO WINERY	2233 Sulphur Springs Avenue	10,675	N/A	20,000	TST APPT	75	7	3
YOUNG INGLEWOOD WINERY	1921 Inglewood Avenue	10,575	N/A	30,000	TST APPT	112	28	4
SULPHUR SPRINGS WINERY	2252 Sulphur Springs Avenue	CITY OF ST. HELENA						
ANOMALY	455 Bella Vista Court	CITY OF ST. HELENA						

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Winery Comparison (114,000 to 126,000 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
DOMINUS ESTATE WINERY	48000	0	125000	5	36	1872	1212	49	3084	61.6	valley floor
JOEL GOTT WINES	13490	0	120000	17	85	4420	0	0	4420	10	valley floor
PEJU PROVINCE WINERY	26866	0	120000	64	450	23400	480	12	23880	30	valley floor
NICKEL AND NICKEL WINERY	62565	0	125000	75	350	18200	4550	161	22750	32.19	valley floor
AVERAGE CALCULATION	37730	0	122500	40	230	11973	1561	56	13534	33.45	
MEDIAN CALCULATION	37433	0	122500	41	218	11310	846	31	13585	31.10	
Flora Springs Winery (Approved)	23065	13500	120000	65	455	23660	7830	169	31490	203	hillside
Flora Springs Winery (Proposed)	23065	13500	120000	100	700	36400	14160	317	50560	203	hillside

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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
CLIFF LEDE VINEYARDS	26430	31300	120000	145	1015	52780	1355	18	54135	25.27	valley floor
AVERAGE CALCULATION	26430	31300	120000	145	1015	52780	1355	18	54135	25.27	
MEDIAN CALCULATION	26430	31300	120000	145	1015	52780	1355	18	54135	25.27	

Flora Springs Winery (Approved)	23065	13500	120000	65	455	23660	7830	169	31490	203	hillside
Flora Springs Winery (Proposed)	23065	13500	120000	100	700	36400	14160	317	50560	203	hillside