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Winery Comparison Analysis

LMR Rutherford Estate Winery
Permit #16-00289-MOD P16-00290-VAR
Summary of Location and Operation Criteria

LOCATIONAL CRITERIA	STAFF COMMENTS
Size of Parcel	30 acres
Proximity of Nearest Residence	600 feet
Number of Wineries Located Within One Mile	17
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	yes
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	yes
Percentage of Estate Grapes Proposed	100%
Number of Proposed Variances	1
Wastewater Processed On-Site	yes
Voluntary Greenhouse Gas Emission Reduction Measures Proposed	installation of an additional photovoltaic array; use Cool Roof systems; use water efficient fixtures; incorporate roof rain water diversion; use green walls; and use passive night air cooling. The project does not require the removal of any trees, vineyards or other vegetation.
Vanpools, Flexible Work Shifts, Shuttles, or Other Traffic Congestion Management Strategies Proposed	Employee/owner housing on-site; bike parking space employee incentives; bus transportation for large events
Violations Currently Under Investigation	none
High Efficiency Water Use Measures Proposed	yes
Existing Vineyards Proposed to be Removed	no
On-Site Employee or Farmworker Housing Proposed	yes
Site Served by a Municipal Water Supply	no
Site Served by a Municipal Sewer System	no
Recycled Water Use Proposed	yes
New Vineyards Plantings Proposed	yes
Hold & Haul Proposed: Temporary (Duration of Time) or Permanent	no
Trucked in Water Proposed	no

LMR Rutherford Estate Winery
Permit #030-100-016
Wineries Within One Mile of APN: 030-100-016

Name	Address	Bldg Size	Cave Size	Production	Tours/ Tastings	Weekly Visitors	Number of Marketing Events	Employees
ALPHA OMEGA WINERY	1155 MEE LN	17,419	0	100,000	PUB	0	0	22
HONIG CELLARS	850 RUTHERFORD RD	33,837	0	300,000	APPT	700	8	30
SULLIVAN FAMILY ESTATE	1090 GALLERON LN	5,894	0	22,500	APPT	7	0	6
PROVENANCE VINEYARDS	1695 ST HELENA HWY	39,925	0	180,000	PUB	65	36	12
FLEURY FAMILY WINERY	950 GALLERON LN	4,230	0	20,000	APPT	0	0	0
PESTONI FAMILY	1673 ST HELENA HWY	7,900	0	35,000	PUB	150	0	2
WHITEHALL LANE WINERY	1563 ST HELENA HWY	34,227	0	200,000	PUB	600	60	7
TRES SABORES	1620 S WHITEHALL LN	2,150	780	20,000	APPT	4	0	1
ST SUPERY VINEYARDS AND WINERY	8440 S ST HELENA HWY	93,750	0	450,000	PUB	0	0	20
NIEBAUM COPPOLA ESTATE HWY 29	1991 ST HELENA HWY	74,879	18400	250,000	PUB	3,391	0	78
FRANCISCAN WINERY	1178 GALLERON LN	118,694	0	1,200,000	PUB	3,500	4,612	94
PEJU PROVINCE WINERY	8468 ST HELENA HWY	26,866	0	120,000	APPT	450	12	16
NIEBAUM COPPOLA ESTATE NIEBAUM LN	1460 NIEBAUM LN	30,090	0	50,000	APPT	15	41	8
GRGICH HILLS CELLARS	1849 ST HELENA HWY	46,083	0	250,000	APPT	4,004	385	44
STAR VINEYARDS	8514 ST HELENA HWY	2,800	0	30,000	APPT	20	0	4
BEAULIEU VINEYARDS	1960 ST HELENA HWY	284,940	0	1,800,000	PUB	3,150	0	86
WHL WINERY	1561 S WHITEHALL LN	8,578	0	10,000	NO	0	0	10
LMR RUTHERFORD ESTATE WINERY	1790 ST HELENA HWY	19,328	0	100,000	APPT	330	32	8

LMR Rutherford Estate Winery
Permit #P16-00289-MOD P16-00290-VAR
Winery Comparison (100,000 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
SWANSON WINERY	46,100	0	100,000	200	1400	72,800	30,834	119	103,634	73.99	valley floor
PAHLMAYER WINERY	56,057	0	100,000	20	70	3,640	1,490	7	5,130	221.78	Atlas Peak
MOUNTAIN PEAK WINERY	8,791	64,695	100,000	80	320	16,640	1,846	78	18,486	41.76	hillside
ROUND POND WINERY	33,755	0	100,000	60	360	18,720	12,300	30	31,020	46.23	valley floor
TRUCHARD VINEYARDS WINERY	47,800	0	100,000	60	210	10,920	14,400	28	25,320	11.52	Carneros
O'CONNELL FAMILY WINERY	27,280		90,000	120	410	21,320	3,000	30	24,320	11.84	valley floor
CORONA WINERY	31,428	0	100,000	48	280	14,560	2,428	80	16,988	49.05	valley floor
ELEVEN ELEVEN WINES	24,200	0	100,000	20	140	7,280	345	9	7,625	11.65	valley floor
TRUCHARD FAMILY WINERY	33,702	0	100,000	40/60	320	16,640	1,320	28	17,960	11.52	Carneros
AVERAGE CALCULATION	34,346	8,087	98,889	76	390		7,551	45	27,831	53.26	
MEDIAN CALCULATION	33,702	0	100,000	60	320	16,640	2,428	30	21,140	11.75	
LMR RUTHERFORD ESTATE WINERY (APPROVED)	19,328	0	100,000	50/40	330	17,160	1,400	32	18,560	29.57	valley floor
LMR RUTHERFORD ESTATE WINERY (PROPOSED)	33,353	0	100,000	50/40	330	17,160	1,400	32	18,560	29.57	valley floor

LMR Rutherford Estate Winery
Permit #P16-00289-MOD and #P16-00290
Winery Comparison (100,000 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
TRINCHERO NAPA VALLEY	35,211	2,296	100,000	0	930	48,360	1,100	11	49,460	21.03	hillside
SUMMERS WINERY	13,948	0	100,000	20	140	7,280	240	8	7,520	25.3	valley floor
KELHAM WINERY	16,596	0	100,000	20	140	7,280	480	6	7,760	10.9	valley floor
DARIOUSH WINERY	21,252	0	100,000	100	400	20,800	5,280	428	26,080	31.49	valley floor
MCKENZIE MUELLER WINERY	24,623	0	96,000	25	50	2,600	0	0	2,600	50	Carneros
MOSS CREEK WINERY	7,600	15,500	100,000	100	600	31,200	0	0	31,200	21.09	Cappell Valley
MONTICELLO CELLARS (CORLEY FAMILY)	11,500	0	100,000	12	84	4,368	0	0	4,368	81.28	valley floor
KENT RASSMUSSEN WINERY CARNEROS ESTATES	17,162	0	100,000	24	168	8,736	1,602	54	10,338	11.55	Carneros
CAYMUS VINEYARDS	85,370	0	110,000	450	3,150	163,800	4,350	64	168,150	69.53	valley floor
AUBURNJAMES WINERY	18,554	0	100,000	48	336	17,472	2,177	64	19,649	5.67	hillside
ALPHA OMEGA WINERY	17,419	0	100,000	400	0	50,800	2,800	0	53,600	10.79	valley floor
SATTUI WINERY	37,650	0	96,000	2,625	8,544	444,288	95,400	236	539,688	21.66	hillside
ASHES AND DIAMONDS	38,419	0	100,000	400	2,800	145,600	5,616		151,216	30.21	valley floor
ANDRETTI WINERY	15,500	0	100,000	20	100	5,200	0	0	5,200	52.98	valley floor
BLACK STALLION	43,600	0	100,000	50	350	18,200	0	0	18,200	11.28	valley floor
AVERAGE CALCULATION	26,960	1,186	100,133	286	1,186	65,066	7,936	62	73,002	30.32	
MEDIAN CALCULATION	18,554	0	100,000	48	336	18,200	1,100	7	84,708	25.94	
LMR RUTHERFORD ESTATE WINERY (APPROVED)	19,328	0	100,000	50/40	330	17,160	1,400	32	18,560	29.57	valley floor
LMR RUTHERFORD ESTATE WINERY (PROPOSED)	33,353	0	100,000	50/40	330	17,160	1,400	32	18,560	29.57	valley floor

**LMR Rutherford Estate Winery
Winery Comparison (100,000 Gallons)**

NO PUBLIC TOURS OR TASTINGS

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
ALKO RANCH, LLC	20,107	12,000	100,000	None	0	0	0	864	0	864	89.85	Pope Valley
LMR RUTHERFORD ESTATE WINERY (APPROVED)	19,328	0	100,000	yes	50/40	330	17160	1400	32	18560	29.57	valley floor
LMR RUTHERFORD ESTATE WINERY (PROPOSED)	33,353	0	100,000	yes	50/40	330	17160	1400	32	17192	29.57	valley floor