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Winery Comparison Chart

The Winery at Mount Veeder Use Permit P22-00248-UP, Exception to
the Conservation Regulations P25-00088-UP, and Exception to the
Roads and Street Standards
Planning Commission Hearing - June 4, 2025

The Winery at Mount Veeder
 Use Permit No. P22-00248-UP, Exception to the Conservation Regulations No. P25-00088-UP,
 and Exception to the Napa County Roads and Street Standards
 Summary of Location and Operation Criteria

LOCATIONAL CRITERIA	
Size of Parcel	114.87 acres
Proximity of Nearest Residence	1990 feet to the south-southwest
Number of Wineries Located Within One Mile	2
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	State Responsibility Area / High Fire Hazard Severity Zone
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	The approved 13.62 acres of vineyard will produce 75% of the grapes for the proposed winery.
Number of Proposed Variances	No
Wastewater Processed On-Site	Yes
Voluntary Greenhouse Gas Emission Reduction Measures Proposed	offering advantages such as energy efficiency and Caves provide more efficient use of land, as well as efficient use of energy as cave naturally maintain higher humidity levels and cooler temperatures.
Vanpools, Flexible Work Shifts, Shuttles, or Other Traffic Congestion Management Strategies Proposed	No
Violations Currently Under Investigation	No
High Efficiency Water Use Measures Proposed	Yes
Existing Vineyards Proposed to be Removed	No
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	Yes, water some (e) vines with process wastewater

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SUMMARY OF CHANGES

New Vineyards Plantings Proposed	No
Hold & Haul Proposed: Temporary (Duration of Time) or Permanent	No
Trucked in Water Proposed	No

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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
ROBERT CRAIG WINERY	12600	0	25000	12	6	312	168	8	480	20.19	Angwin
STREBLOW WINERY	360	0	25000	0	0	0	0	0	0	33	hillside
VON STRASSER WINERY	4400	6700	25000	40	20	1040	440	18	1480	35.81	hillside
GRASSI WINERY	7403		25000	12	70	3640	155	3	3795	7.85	valley floor
PLUMP JACK WINERY	7574	0	25000	20	140	7280	0	0	7280	57.43	valley floor
OLNEY FAMILY WINERY	19237	15000	25000	10	70	3640	720	12	4360	40	hillside
BLOSSOM CREEK	5639	0	25000	10	50	2600	250	7	2850	11.05	hillside
EHLERS ESTATE WINERY	11350	11220	25000	0	0	300	1105	41	1405	13.83	valley floor
REGUSCI WINERY	2980	0	25000	3	10	520	0	0	520	162.62	valley floor
EHREN JORDAN WINE CELLARS	15000	13276	25000	4	10	520	105	5	625	10.13	hillside
CALDWELL WINERY	0	18438	25000	0	40	2080	270	13	2350	40.11	MST
CONTINUUM WINERY	28019	21758	28000	2	14	728	450	6	1178	44.38	hillside
SLEEPING LADY WINERY	8800		30000	20	140	7280	450	12	7580	103.83	valley floor
IDEOLOGY CELLARS	8523	0	30000	15	105	5460	240	7	5700	10.09	valley floor
JOSEPH CELLARS	4941	15798	30000	75	525	27300	4560	106	31860	25.96	hillside
CADE WINERY	12203	14290	30000	15	75	3900	750	15	4650	53.9	Angwin
BEAUTIFUL DAY WINERY	24471		30000	40	385	20020	1300	28	21320	29.4	valley floor
DARMS LANE WINERY	11251	11771	30000	24	150	7800	1414	54	9214	49.16	valley floor
DARMS LANE WINERY	11251	11771	30000	24	150	7800	1414	54	9214	49.16	valley floor
ELLMAN FAMILY WINERY			30000	15	70	3640	665	27	4305	13.52	valley floor
ROGERS WINERY	4998	0	30000	20	120	6240	300	10	6540	52.93	hillside
DIOGENES RIDGE WINERY	3445	5800	30000	15	90	4680	1020	41	5700	12.94	Angwin
FISHER WINERY	16200	0	30000	10	50	2600	575	23	3175	55.69	valley floor
ANTHEM WINERY AND VINEYARDS	1680	0	30000				260	52	260	27.23	hillside
HOURLASS WINERY	4700	10400	30000	10	22	1144	550	16	1694	15	hillside
COSENTINO WINERY	12850	0	30000	0	350	18200	0	0	18200	4.29	valley floor
CORBETT VINEYARDS	8243	4000	30000	0	10	520	140	4	660	56.48	hillside
DAVID ARTHUR VINEYARDS	6900	6500	30000	20	35	1820	1377	13	3197	47.85	hillside
SLEEPING GIANT	12745		30000	10	85	4420	300	6	3212	11.41	Carneros
CASTELLUCCI FAMILY WINERY	12376	0	30000	50	210	10920	830	19	11750	19.3	valley floor

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HILLVIEW VINEYARD	7700	0	30000	16	112	5824	1430	27	7254	16.01	valley floor
YOUNTVILLE WASHINGTON STREET WINERY	5264		30000	25	175	9100	400	11	9500	10.5	valley floor
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FANTESCA ESTATE	4700	6900	30000	18	100	5200	1205	43	6405	52.56	hillside
JUDD'S HILL WINERY	7108	0	30000	8	28	1456	0	0	1456	20.05	valley floor
CHATEAU LANE WINERY	10548	0	30000	21	147	7644	270	9	7914	11.37	MST
FONTANELLA WINERY	7569	0	30000	4	10	520	220	5	740	26.44	hillside
H and L WINERY	5000	0	30000	20	140	7280	400	11	7680	41.15	valley floor
DAVIS ESTATES	26445	15445	30000	0	168	8736	300	4	9036	114.32	hillside
WALLIS FAMILY ESTATE	11711	0	30000	18	108	5616	225	3	5841	0	hillside
EAGLE EYE WINERY	8800	0	30000	16	112	5824	1452	53	7276	13.16	Gordon Valley
TOAD HALL CELLARS	5360	6000	30000	0	0	0	0	0	0	35.16	valley floor
YOUNG INGLEWOOD VINEYARDS	10575	0	30000	16	112	5824	1745	28	7569	16	valley floor
HYDE WINERY	12552	0	30000	20	120	6240	400	11	6640	12.27	Carneros
MAHONEY VINEYARDS	9410	0	30000	15	84	4368	450	12	5910	10.05	Carneros
SNOWDEN VINEYARDS	8025	18900	30000	0	5	260	0	0	260	160.06	hillside
NAPA CUSTOM CRUSH / CAVES AT SODA CYN	0	16000	30000	20	70	3640	1320	18	4960	10	Soda Canyon
VIADER VINEYARDS	4714	14100	32000	0	0	288	36	3	324	45.84	hillside
PALMAZ WINERY	0	55000	35000	50	350	18200	130	3	18330	122.12	hillside
NEAL WINERY	8150	7132	35000	15	35	1820	300	7	2120	12.71	Angwin
ROCKY RIDGE WINERY	18280	16600	35000	8	40	2080	970	28	3050	20	Angwin
MADRIGAL VINEYARDS	7617	0	36000	4	20	1040	170	7	1210	10.16	valley floor
STAGLIN WINERY	28108	28483	36000	10	100	5200	740	9	5940	10.05	valley floor
HARTWELL WINERY	8000	5000	36000	24	120	6240	465	8	6705	29.81	valley floor
NAPA HARVEST WINERY	5120	7440	36000	20	50	2600	140	4	2740	10.81	Wooden Valley
DEL BONDIO WINERY	7000		38000		3	156	0	0	156	31.1	valley floor
AVERAGE CALCULATION	9164	7423	29772	15	97	5030	579	16	5511	35	
MEDIAN CALCULATION	7850	5000	30000	15	73	3770	400	10	4360	26	
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Existing Conditions	Proposed Request
Visitation: 0	
0 Visitors/Day	18 Visitors/Day
0 Visitors/Week	126 Visitors/Week
0 Visitors/Year	936 Visitors/Year
Marketing Program:	
0 promotional Events/year @ max. x guests	8 small events/year @ 25 guests
0 Release Events/year @ max. x guests	1 small events/year @ max. 50 guests
0 Total Events	9 Total Events
0 Total Marketing Guests/Year	250 Marketing Guests/year
Employees:	
0 full-time employees	2 full time employees
0 part-time employees	2 part-time employees