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Winery Comparison Analysis and Summary of Changes

**Paloma Vineyard
Permit P19-00386
Summary of Location and Operation Criteria**

LOCATIONAL CRITERIA	STAFF COMMENTS
Size of Parcel	17.11
Proximity of Nearest Residence	830 feet to the east
Number of Wineries Located Within One Mile	11
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	Yes
Located Within a Flood Zone	500 Year Flood Zone - Area of minimal flood hazard
Located Within a Municipal Reservoir Watershed	No
Located Within a State Responsibility Area or Fire Hazard Severity Zone	SRA Very High Hazard Severity Zone
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	Approximately 10 acres of existing vineyard on site
Number of Proposed Variances	None
Wastewater Processed On-Site	Yes
Voluntary Greenhouse Gas Emission Reduction Measures Proposed	Provide shuttle service for large marketing events, solar hot water heating, energy conserving lighting, water efficient fixtures, water efficient landscaping, sustainable purchasing and shipping program, and limiting the amount of grading and tree removal. The applicant also intends to use recycled materials, educate staff and visitors about sustainable practices, and retain biomass via pruning and thinning by chipping the material for reuse rather than burning.
Vanpools, Flexible Work Shifts, Shuttles, or Other Traffic Congestion Management Strategies Proposed	None
Violations Currently Under Investigation	Current application will resolve violations.
High Efficiency Water Use Measures Proposed	None
Existing Vineyards Proposed to be Removed	Approximately 93 vines

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On-Site Employee or Farmworker Housing Proposed	Yes. Winery owners
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	Yes (as an option)
Trucked in Water Proposed	No

**Paloma Vineayrd
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Winery Comparison 10,000 Gallons**

Name	Bldg Size	Cave Size	Production	Daily Visitors	Weekly Visitors	Annual Visitors	Annual Marketing Visitors	Number of Marketing Events	Annual Visitation	Acres	Location	Pre-WDO
CIMAROSSA WINERY	5,875	2,500	10,000	0	40	2,080	400	11	2,480	56.81	Angwin	No
DIAMOND MOUNTAIN WINERY	1,408	1,540	10,000	25	25	1,300	222	16	1,522	54.69	hillside	No
PHIFER PAVITT FAMILY VINEYARDS	3,360	0	10,000	4	28	1,456	110	9	1,566	22.84	hillside	No
DIAMOND CREEK VINEYARDS	9,000	0	10,000	10	10	520	500	5	1,020	69.86	hillside	Yes
BOESCHEN WINERY	1,360	5,000	10,000	10	70	3,640	40	4	3,680	18.47	hillside	No
ARNS WINERY	800	0	10,000	0	0	0	0	0	0	160	hillside	Yes (SWE)
MELKA WINERY	6,359	4,784	10,000	16	112	5,824	160	3	5,984	10.57	hillside	No
VINEYARD 22	1,565	10,050	10,000	50	350	18,200	270	9	18,470	22.61	hillside	No
FUTO WINERY	14,302	0	10,000	10	25	1,300	152	5	1,452	40	hillside	No
WHL WINERY	8,042	0	10,000	0	0	0	0	0	0	19.97	valley floor	No
HEITZ WINE CELLARS 2	6,000	0	10,000	0	0	0	0	0	0	74.03	valley floor	Yes
NEMEREVER WINERY	4,092	3,356	10,000	10	24	1,248	80	6	1,328	10.08	valley floor	No
BRAND NAPA VALLEY	7,988	7,700	10,000	18	108	5,616	1,870	19	7,486	42.26	hillside	No
KEEVER WINERY	7,474	2,800	10,000	8	32	1,664	420	15	2,084	21.11	hillside	No
COMBS BROTHERS CELLARS	900	0	10,000	0	0	0	0	0	0	18.8	valley floor	Yes (SWE)
CELANI FAMILY VINEYARDS	2,677	0	10,000	13*	91*	4732*	0	0	4732*	20.11	valley floor	No
SCIAMBRA WINERY	5,159	0	10,000	0	0	0	0	0	0	41.6	Atlas Peak	No
MADOROM WINERY	2,210	0	10,000	0	0	0	0	0	0	10	valley floor	No
ALTA NAPA VALLEY	5,160	0	10,000	10	70	3,640	100	4	3,740	22.65	valley floor	No
JAMES COLE WINERY	3,333	0	10,000	20	72	3,744	260	5	4,004	10.67	hillside	No
FAVIA ERICKSON WINEGROWERS	7,085	0	10,000	15	100	5,200	600	18	5,800	6.35	valley floor	No
MT. VEEDER SPRINGS WINERY	2,860	0	10,000	0	0	0	110	5	110	45.93	hillside	No
SAWYER CELLARS	3,743	0	10,000	8	56	2,912	400	11	3,312	0.06	industrial	No
CHANTICLEER WINERY	6,900	900	10,000	10	70	6,340	300	12	3,940	40.06	valley floor	No
CANARD WINERY	3,005	0	10,000	10	70	3,640	240	8	3,800	24.69	valley floor	No
AVERAGE CALCULATION	3,716	2,984	10,000	14	79	4,128	213	7	4,340	51.98		
MEDIAN CALCULATION	2,463	0	10,000	10	34	1,768	191	7	3,680	22.61		

PALOMA VINEYARD (APPROVED)	3613	0	10,000	2	14	728	100	3	828	17.11	hillside	No
PALOMA VINEYARD (EXISTING AND PROPOSED RECOGNITION)	5352	0	10,000	24	65	3,380	100	3	3,480	17.11	hillside	No
PALOMA VINEYARD (PROPOSED)	4676	0	10,000	22 (Su-Fri) 44 (Sa)	176	9,152	100	3	9,252	17.11	hillside	No

* No tours or tasting permitted

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Summary of Operational Changes

Entitled Conditions	Existing Conditions	Proposed Conditions	Entitlement Changes
Visitation			
2 visitors per day 14 visitors per week 728 visitors per year	24 visitors per day 65 visitors per week 3,380 visitors per year	22 visitors per day (Su-Fri); 44 per day (Sat) 176 visitors per week 9,152 visitors per year	20-22 visitors per day 162 visitors per week 8,424 visitors per year
Days/Hours of Operation			
7:00 AM to 4:30 PM 6 days per week	7:00 AM to 4:30 PM 6 days per week	7:30 AM to 5:30 PM Monday - Saturday	0.5 hour per day
Days/Hours of Visitation			
7:30 AM to 4:30 PM 7 days a week	7:30 AM to 6:00 PM 7 days a week	7:30 AM to 6:00 PM 7 days a week	1.5 hours per day
Winery Building Area			
3,613 sq. ft	5,352 sq. ft	4,676 sq. ft.	1,063 sq. ft.