

“D”

20,000-gallon Winery Comparison Chart

Vineyard House Winery, Use Permit P18-00448-UP, Use Permit
Exception to the Conservation Regulations P21-00341-UP, and
Exemptions to the Road and Street Standards
Planning Commission Hearing Date July 16, 2025

Vineyard House Winery
Use Permit #P18-00448
Winery Comparison 20,000 gallons per year

Name	Cave		Production	Daily Visitors	Weekly Visitors	Annual Visitors	Annual Marketing Visitors	Number of Marketing Events	Annual Visitation	Acres	Location	Pre-WDO
HELENA VIEW - JOHNSTON VINEYARD	1200	0	20000	0	0	0	0	0	0	6.25	hillside	Yes
CANDLESTICK RIDGE VINEYARD	3018	0	20000	0	0	0	0	0	0	40.47	Angwin	Yes
BLACK SEARS WINERY	4765	3600	20000	16	112	5824	300	10	6124	65.18	Angwin	Yes
ADAMVS	14509	6000	20000	32	150	7800	521	11	8321	68.33	Angwin	No
DUNN VINEYARDS	2050	6000	20000	0	20	1040	0	0	260	39	Angwin	Yes
YOUNG WINERY	8384	0	20000	1	2	104	0	0	104	99.88	Pope Valley	No
AETNA SPRING CELLARS	2500	0	20000	0	0	0	0	0	0	41.18	Pope Valley	Yes
POPE VALLEY WINERY	4836	0	20000	0	20	1040	0	0	1040	36.41	Pope Valley	Yes
CLARK CLAUDON VINEYARD	6277	4100	20000	4	8	416	220	7	636	67.25	hillside	No
PARABLE WINERY	12051	4500	20000	30	210	10920	350	11	11270	9.29	hillside	Yes
BEHRENS FAMILY WINERY	7319	0	20000	32	224	11648	340	8	11988	19.96	hillside	No
BARNETT VINEYARDS	1800	3276	20000	0	0	0	0	0	0	39.96	hillside	Yes
KENEFICK WINERY	4740		20000	12	84	4368	350	11	4718	44.28	valley floor	No
ARAUJO ESTATES WINERY	8703	9700	20000	18	126	6552	573	15	7125	162.23	valley floor	Yes
THE VINEYARDIST	5700	7500	20000	15	20	1040	300	10	1340	40	hillside	No
LADERA WINERY	1200	8800	20000	30	210	11130	100	2	11230	7.44	hillside	Yes
REVERIE II WINERY	2789	0	20000	0	34	1747	0	0	1747	26.44	hillside	Yes
BROMAN CELLARS	3648	4375	20000	2	10	520	195	10	715	11.47	hillside	No
MERUS WINES	4580	6947	20000	25	125	6500	130	10	6630	52.58	hillside	No
NAPA DE ORO WINERY	4925	0	20000	19	133	5200	400	11	5600	7.55	valley floor	Yes
AXR WINERY	6461	0	20000	20	90	4680	570	12	5250	7.85	hillside	No
DOMAINE CHARBAY WINERY	7500	0	20000	0	0	0	0	0	0	10.56	hillside	Yes
3646 SMR VINEYARD	10456	0	20000	12	84	4368	584	27	4952	56.75	hillside	No
SCHWEIGER VINEYARDS	15664	0	20000	8	48	2496	125	3	2621	45.04	hillside	No
SPRING MOUNTAIN VINEYARDS #2	8550	0	20000	0	0	0	0	0	0	270.2	hillside	Yes
MORLET FAMILY ESTATE	4121	5000	20000	12	25	1300	185	8	1485	10.18	hillside	No
WILLIAM COLE WINERY	5040	4000	20000	5	10	520	185	8	705	5.72	hillside	No
ABREU VINEYARDS	5144	13200	20000	0	12	624	170	7	794	33.62	Angwin	No
HOWELL AT THE MOON WINERY	2495	0	20000	4	10	520	170	7	690	20.36	Angwin	No
LA JOTA VINEYARD	5000	5700	20000	0	4	208	0	0	208	6.57	Angwin	Yes

Vineyard House Winery
Use Permit #P18-00448
Winery Comparison 20,000 gallons per year

Name	Bldg	Cave Size	Production	Daily Visitors	Weekly Visitors	Annual Visitors	Annual Marketing Visitors	Number of Marketing Events	Annual Visitation	Acres	Location	Pre-WDO
BRAVANTE WINERY	8100	2300	20000	4	20	1040	220	8	1260	20.44	Angwin	No
W H SMITH WINES	798	4730	20000	0	0	0	148	13	148	41.64	Angwin	No
SEAVEY VINEYARD	12085	0	20000	15	6	312	50	1	362	143.42	hillside	Yes
MANSFIELD WINERY	15688	0	20000	20	120	6240	624	19	6864	2	hillside	No
VOLKER EISELE FAMILY ESTATE	2400	0	20000	0	0	0	0	0	0	275.89	Chiles Valley	Yes
AMIZETTA VINEYARDS	5000	5000	20000	30	210	10920	170	10	11090	21.47	hillside	Yes
MARCIANO WINERY	10675	0	20000	15	75	3900	375	7	4275	55.59	hillside	No
VILLA HELENA	5012	0	20000	15	20	1040	70	2	1110	4.47	valley floor	Yes
CORISON WINERY	9480	0	20000	25	10	520	106	8	626	9.5	valley floor	No
MILAT WINERY	5340	0	20000	20	140	7280	0	0	7280	10.5	valley floor	Yes
DRY CREEK/MT. VEEDER WINERY	3672	17220	20000	10	70	3650	400	11	4050	55.5	Mount Veeder	No
HAKANSON WINERY	720	0	20000	0	0	0	0	0	0	29.73	hillside	Yes
BOND ESTATES	4402	10400	20000	0	0	0	0	0	0	38.79	hillside	Yes
DANA ESTATES	8886	19000	20000	6	20	1040	240	4	1280	26.54	valley floor	Yes
TRES SABORES	2150	780	20000	4	4	208	0	0	208	24.7	hillside	Yes
HARLAN ESTATE I	10797	0	20000	0	0	0	0	0	0	80.17	hillside	Yes
THE TERRACES	1964	0	20000	2	10	520	0	0	520	21.19	hillside	Yes
FLEURY FAMILY WINERY	4230	0	20000	0	0	1800	0	0	1800	10.12	valley floor	Yes
DAKOTA SHY WINERY	6060	0	20000	48	250	13000	205	3	13205	7.93	hillside	No
FOLEY JOHNSON WINERY	20616	0	20000	50	350	18200	1700	56	19900	39.78	valley floor	No
MARTIN ESTATE	5420	0	20000	25	25	1300	312	16	1612	11.57	valley floor	No
PINA CELLARS	3000	0	20000	0	30	1560	0	0	1560	23.19	hillside	Yes
WILLIAM HARRISON	10220	0	20000	32	224	5000	310	10	5310	8.8	valley floor	Yes
VILLA RAGAZZI	916	0	20000	0	0	0	0	0	0	25.33	valley floor	Yes
DALLA VALLE VINEYARDS	7265	0	20000	0	0	0	0	0	0	26.61	hillside	Yes
SCREAMING EAGLE WINERY	22333	16000	20000	5	15	780	0	0	780	73.13	valley floor	Yes
PERATA WINERY	4780	0	20000	20	50	2600	320	14	2920	47.69	valley floor	No
KAPCSANDY WINERY	11820	0	20000	6	36	1872	1020	27	2892	19.47	valley floor	No
COLGIN PARTNERS WINERY	18686	0	20000	10	25	1300	175	5	1475	124.81	hillside	No
LODESTONE VINEYARDS	8752	7230	20000	35	245	12740	390	8	13130	42.1	hillside	No

Vineyard House Winery
Use Permit #P18-00448
Winery Comparison 20,000 gallons per year

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
GANDONA WINERY	7314	7060	20000	12	72	3744	700	13	4444	114.72	hillside	No
RELIC WINERY	8641	2458	20000	20	120	4180	278	11	4458	10.31	Soda Canyon	No
ASTRALE E TERRA WINERY	864	0	20000	0	0	0	0	0	0	62.27	Soda Canyon	Yes
LA VALLETTE WINERY	1600	0	20000	0	0	0	0	0	0	6.57	Soda Canyon	Yes
QUIXOTE WINERY	8050	0	20000	10	70	3640	0	0	3640	42.39	valley floor	Yes
BERINGER WINE ESTATES	5400	0	20000	0	0	0	0	0	0	20.55	valley floor	Yes
WINERY OF THE ROSES	4500	0	20000	0	0	0	0	0	0	11.15	Wooden Valley	Yes
MT VEEDER WINERY	3300	0	20000	0	2	104	0	0	104	20.44	hillside	Yes
HILL FAMILY ESTATE	1731	0	20000	12	84	624	300	10	924	7.51	valley floor	Yes
OBRIEN FAMILY VINEYARD	6279	0	20000	40	280	14560	360	12	14920	26.93	valley floor	Yes
FRISINGER VINEYARDS	1008	5000	20000	0	0	0	0	0	0	20.21	hillside	Yes
HOPPER CREEK WINERY	3300	0	20000	0	0	0	0	0	0	8	valley floor	Yes
VIOLET VINEYARD	5666	0	20000	10	12	624	560	14	1184	13.52	valley floor	No
HDV	5100	0	20000	10	25	1300	210	7	1510	18.14	valley floor	No
DEL DOTTO WINERY	7422	2364	20000	10	50	2600	500	10	3100	6.65	MST	No
SAM JASPER WINERY	19850		20000	25	160	8320	550	23	8870	10.23	valley floor	No
RAZI WINERY	4600	0	20000	15	50	2600	0	0	2600	14.55	valley floor	Yes
WHITE ROCK VINEYARDS	750	6000	20000	19	133	6916	375	11	7291	15	hillside	Yes
DAVIANA WINERY	4840	1200	20000	0	0	0	0	0	0	24.23	MST	Yes
SODARO WINERY	4900	0	20000	0	0	0	148	13	148	21.3	MST	Yes
CHATEAU 15 WINERY	2828	11338	20000	4	36	1872	460	14	2332	12.33	MST	No
HAYNES WINERY	4291	1414	20000	0	0	0	0	0	0	43.36	MST	Yes
ROCCA FAMILY WINERY	11770	0	20000	32	224	11648	10800	213	22448	1	industrial	No
PEJU	12800	0	20000	10	70	3640	100	1	3740	1.07	industrial	No
THEOREM WINERY	23458	0	20000	15	105	5460	220	4	5680	41.45	hillside	Yes
KATES VINEYARD	1200	0	20000	0	0	0	0	0	0	4.15	valley floor	Yes
GARGIULO WINERY	8573	0	20000	10	70	3640	480	12	4120	11.18	hillside	No
PHILIP VINEYARD	5000	0	20000	0	0	0	0	0	0	22.37	hillside	Yes
CARVER SUTRO WINERY	3265	6700	20000	20	120	6240	370	10	6610	86	hillside	No
ONE HOPE WINERY	17063		20000	20	100	5200	1595	38	6795	10.21	valley floor	No

Vineyard House Winery
Use Permit #P18-00448
Winery Comparison 20,000 gallons per year

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
CHATEAUNEUF DU POTT WINERY	4638		20000	10	70	3640	90	3	3730	40	Mount Veeder	No
Taplin Cellars	4651		20000	16	90	4550	340	9	4890	20	Valley floor	No
MOON RANCH WINERY	4956	0	20000	20	140	7280	240	8	7520	10.17	Los Carneros AV	No

AVERAGE CALCULATION	6,627	2,487	20,000	11	62	3,116	336	9	3,444	37.12		
MEDIAN CALCULATION	5,000	0	20,000	10	25	1,300	170	7	1,485	21.47		
VINEYARD HOUSE WINERY	1,567	13,057	20,000	12	60	3,120	390	14	3,510	42.68	Valley floor	No

Vineyard House Winery
Use Permit #P18-00448

LOCATIONAL CRITERIA	STAFF COMMENTS
Size of Parcel	42.68
Proximity of Nearest Residence	500 feet to the northwest
Number of Wineries Located Within One Mile	7
Located Within the Napa Valley Business Park	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 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 - Applicant will replace at 3:1 ratio
OPERATIONAL CRITERIA	STAFF COMMENTS
Napa Green Certified or Other Related Program	No
Percentage of Estate Grapes Proposed	75% of grapes are from Napa County
Number of Proposed Variances	None
Wastewater Processed On-Site	Yes
Voluntary Greenhouse Gas Emission Reduction Measures Proposed	These practices include exceeding Title 24 energy efficiency standards with new construction, the installation of water efficient fixtures; designing new construction to achieve low-impact development; use of efficient lighting; installation of water efficient landscaping; re-use of water for irrigation; recycling 75% of all waste, solar hot water heating; and installation of an underground cave that takes advantage of the natural temperature of the earth. Additionally, the proposed winery will educate staff and visitors on sustainable practices, such as turning off lights after leaving the room and keeping heating/cooling thermostats at consistent temperatures to reduce energy usage.
Vanpools, Flexible Work Shifts, Shuttles, or Other Traffic Congestion Management Strategies Proposed	Yes
Violations Currently Under Investigation	No
High Efficiency Water Use Measures Proposed	Yes
Existing Vineyards Proposed to be Removed	Minimal vines will be removed for internal driveway expansion to met commercial standards

Vineyard House Winery
Use Permit #P18-00448

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
New Vineyards Plantings Proposed	No
Hold & Haul Proposed	No
Trucked in Water Proposed	No

Vineyard House Winery
Use Permit #P18-00448
Summary of Operational Changes

Existing Conditions		Proposed Request	Net Change Analyzed
Visitation			
0 Visitors/Day	12 Visitors/Day	Net increase of 12 Visitors/Day	
0 Visitors/Week (average)	60 Visitors/Week	Net increase of 60 Visitors/Week	
0 Visitors/Year	3,120 Visitors/Year	Net increase of 3,120 Visitors/Year	
Marketing Program			
0 Total Events	14 Total Events	Net increase 14 Total Events	
0 Total Marketing Guests/Year	390 Marketing Guests/Year	Net increase 390 Marketing Guests	
No temporary events	12 event for 20 guests	12 event for 20 guests	
	1 event for 50 guests	1 event for 50 guests	
	1 event for 100 guests	1 event for 100 guests	
Employees			
Zero (0) full-time employees	Six (6) full-time employees	Six (6) full-time employees	