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Winery Comparison Chart

Tesseron Winery P22-00309
Planning Commission Hearing Date
April 16, 2025

TESSERON NEW WINERY #P22-00309
SUMMARY OF CHANGES

Existing Conditions	Proposed Request
Visitation:	
0 Visitors/Day	0 Visitors/Day
0 Visitors/Week	0 Visitors/Week
0 Visitors/Year	0 Visitors/Year
Marketing Program:	
0	0 events/year @ 0 guests
0 Total Events	0 Total Events
0 Total Marketing Guests/Year	0 Marketing Guests/year -->
Gallons Per Year (GPY):	
0 GPY	20,000 GPY

TESSERON - NEW WINERY USE PERMIT
Permit #P22-00309
Summary of Location and Operation Criteria

LOCATIONAL CRITERIA	STAFF COMMENTS
Size of Parcel	43.26 acres
Proximity of Nearest Residence (off-site)	~1,250 feet
Number of Wineries Located Within One-Mile	None
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	N/A (LOS NO LONGER USED)
Primary Road a Dead End	YES, terminates at driveway
Located Within a Flood Zone	NO
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	100% (80-100 tons)
Number of Proposed Variances	NONE
Wastewater Processed On-Site	YES
Voluntary Greenhouse Gas Emission Reduction Measures Proposed	NO
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, landscaping on recycled water, also water efficient fixtures.
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, process waterwater to be recycled; used for irrigation
New Vineyards Plantings Proposed	NO
Hold & Haul Proposed: Temporary (Duration of Time) or Permanent	NO
Trucked in Water Proposed	NO

Tessoron
Winery Use Permit
Permit #P22-00309
Wineries Within One Mile of APN: 027-060-022

Name	Address	Bldg Size	Cave Size	Production	Tours/ Tastings	Weekly Visitors	Number of Marketing Events	Employees
NONE								

TESSERON	1000 WALL ROAD	0	41,872	20000	NONE	0	0	4
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CLARK FAMILY MOON RANCH WINERY

Permit #22-00309

PRE-WDO WINERIES	Winery Comparison (20,000 Gallons)										
	Name	Bldg Size	Cave Size	Production	Daily Visitors	Weekly Visitors	Annual Visitors	Annual Marketing Visitors	Number of Marketing Events	Annual Visitation	Acres
BARNETT VINEYARDS	1,800	3,276	20,000	0	0	0	0	0	0	39.96	hillside
ARAUJO ESTATES WINERY	8,703	9,700	20,000	18	126	6,552	573	15	7,125	162.23	valley floor
LA JOTA VINEYARD	5,000	5,700	20,000	0	4	208	0	0	208	6.57	Angwin
FLEURY FAMILY WINERY	4,230	0	20,000	0	0	1,800	0	0	1,800	10.12	valley floor
THE TERRACES	1,964	0	20,000	2	10	520	0	0	520	21.19	hillside
POPE VALLEY WINERY	4,836	0	20,000	0	20	1,040	0	0	1,040	36.41	Pope Valley
COOK FAMILY WINERY	2,789	0	20,000	0	34	1,747	0	0	1,747	26.44	hillside
PINA CELLARS	3,000	0	20,000	0	30	1,560	0	0	1,560	23.19	hillside
SCREAMING EAGLE WINERY	22,333	16,000	20,000	5	15	780	0	0	780	73.13	valley floor
SEAVEY VINEYARD	12,085	0	20,000	15	6	312	50	1	362	143.42	hillside
LODESTONE VINEYARDS	8,752	7,230	20,000	35	245	12,740	390	8	13,130	42.1	hillside
MT VEEDER WINERY	3,300	0	20,000	0	2	104	0	0	104	20.44	hillside
DANA ESTATES	8,886	19,000	20,000	6	20	1,040	240	4	1,280	26.54	valley floor
TRES SABORES	2,150	780	20,000	4	4	208	0	0	208	24.7	hillside
QUIXOTE WINERY	8,050	0	20,000	10	70	3,640	0	0	3,640	42.39	valley floor
SIGNORELLO WINERY	2,320	0	20,000	20	120	6,240	240	12	6,480	56.59	valley floor
RAZI WINERY	4,600	0	20,000	15	50	2,600	0	0	2,600	14.55	valley floor
SODARO WINERY	4,900	0	20,000	0	0	0	148	13	148	21.3	MST
THEOREM WINERY	23,458	0	20,000	15	105	5,460	220	4	5,680	41.45	hillside
CARVER SUTRO WINERY	3,265	6,700	20,000	20	120	6,240	370	10	6,610	86	hillside
ONE HOPE WINERY	17,063		20,000	20	100	5,200	1,595	38	6,795	10.21	valley floor
ENVY WINES	7,242	0	20,000	8	56	2,912	1,460	26	4,372	18.76	valley floor
DELECTUS (MILAT WINERY)	5,340	0	20,000	20	140	7,280	0	0	7,280	10.5	valley floor
DUTCH HENRY WINERY	2,600	4,500	20,000	10	50	2,600	0	0	2,600	9.29	hillside
Wermuth Winery/Rancho De Las Flores	775	0	20,000	30	100	5,200	0	0	5,200	7.44	hillside
VILLA HELENA	5012	0	20,000	15	20	1,040	70	2	110	4	valley floor
CLARK FAMILY MOON RANCH CARNEROS	4,956	-	20,000	20	140	7,420	240	8	7,660	10.17	hillside

CLARK FAMILY MOON RANCH WINERY
Permit #22-00309

Name	Bldg Size	Cave Size	Production	Daily Visitors	Weekly Visitors	Annual Visitors	Annual Marketing Visitors	Number of Marketing Events	Annual Visitation	Acres	Location
AVERAGE CALCULATION	6,645	2,803	20,000	11	59	3,128	207	5	3,298	36.65	
MEDIAN CALCULATION	4,900	0	20,000	10	34	2,200	0	0	1,800	23	
Tesseron	- 0	14,729	20,000	- 0	- 0	- 0	- 0	- 0	- 0	43.26	hillside

NAPA VALLEY BUSINESS PARK (AKA AIRPORT INDUSTRIAL AREA) WINERY PERMITS					
Name	Bldg Size	Cave Size	Production	Tours/ Tastings	Daily Visitors
ROCCA FAMILY WINERY	11,770	0	20,000	APPT	32
PEJU	12,800	0	20,000	APPT	10
SMALL WINERY EXEMPTION PERMITS					
Name	Bldg Size	Cave Size	Production	Tours/ Tastings	Daily Visitors
HELENA VIEW - JOHNSTON VINEYARDS	1,200	0	20,000	TST APPT	-
SEARS WINERY	4,765	3,600	20,000	APPT	16
AETNA SPRING CELLARS	2,500	0	20,000	TST APPT	0
BOND ESTATES	4,402	10,400	20,000	TST APPT	0
DOMAINE CHARBAY WINERY	7,500	0	20,000	APPT	0
SPRING MOUNTAIN VINEYARDS #2	8,550	0	20,000	TST APPT	0
PHILIP VINEYARD	5,000	0	20,000	TST APPT	0
FRISINGER VINEYARDS	1,008	5,000	20,000	NO	0
MARIO PERELLI MINETTI	6,400	0	20,000	TST APPT	0
HARLAN ESTATE I	10,797	0	20,000	TST APPT	0
BERINGER WINE ESTATES	5,400	0	20,000	TST APPT	0
WINERY OF THE ROSES	4,500	0	20,000	TST APPT	0
ASTRALE E TERRA WINERY	864	0	20,000	TST APPT	0
WHITE ROCK VINEYARDS	0	6,000	20,000	TST APPT	0
VOLKER EISELE FAMILY ESTATE	2,400	0	20,000	NO	0
HAKANSON WINERY	720	0	20,000	NO	0
DAVIANA WINERY	4,840	1,200	20,000	NO	0
KATES VINEYARD	1,200	0	20,000	NO	0
HOPPER CREEK WINERY	3,300	0	20,000	NO	0
VILLA RAGAZZI	916	0	20,000	NO	0
LA VALLETTE WINERY	1,600	0	20,000	NO	0
NO VISITATION WINERIES					
Name	Bldg Size	Cave Size	Production	Tours/ Tastings	Daily Visitors
CANDLESTICK RIDGE VINEYARD	3,018	0	20,000	NO	0
WHITFORD CELLARS	4,291	1,414	20,000	NO	0
DOMAINE MONTREAUX	7,956	0	20,000	NO	0
OBRIEN FAMILY VINEYARD	4,200	0	20,000	NO	0
W H SMITH WINES	798	4,730	20,000	NO	0
Tesseron	0	14,729	20,000	NO	0

Weekly Visitors	Annual Visitors	Annual Marketing Visitors	Number of Marketing Events	Total Visitors	Acres	Location
224	11,648	10,800	213	22,448	1	industrial
70	3,640	100	1	3,740	1	industrial
Weekly Visitors	Annual Visitors	Annual Marketing Visitors	Number of Marketing Events	Total Visitors	Acres	Location
-	-	-	-	-	6.25	hillside
112	5,824	300	10	6,124	65.18	Angwin
0	0	0	0	0	41.18	Pope Valley
0	0	0	0	0	38.79	hillside
0	0	0	0	0	10.56	hillside
0	0	0	0	0	270.2	hillside
0	0	0	0	0	22.37	hillside
0	0	0	0	0	20.21	hillside
0	0	0	0	0	8.8	valley floor
0	0	0	0	0	80.17	hillside
0	0	0	0	0	20.55	valley floor
0	0	0	0	0	11.15	Valley
0	0	0	0	0	62.27	SodaCanyon
0	0	0	0	0	15	hillside
0	0	0	0	0	275.89	Chiles Valley
0	0	0	0	0	29.73	hillside
0	0	0	0	0	24.23	MST
0	0	0	0	0	4.15	valley floor
0	0	0	0	0	8	valley floor
0	0	0	0	0	25.33	valley floor
0	0	0	0	0	6.57	SodaCanyon
Weekly Visitors	Annual Visitors	Annual Marketing Visitors	Number of Marketing Events	Total Visitors	Acres	Location
0	0	0	0	0	40.47	Angwin
0	0	0	0	0	43.36	MST
0	0	0	0	0	31.7	valley floor
0	0	0	0	0	26.93	valley floor
0	0	148	13	148	41.64	Angwin
0	0	0	0	0	43.26	hillside