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Winery Comparison Tables

P21-00281

HUDSON VINEYARD WINERY
Permit #21-00281
Summary of Location and Operation Criteria

LOCATIONAL CRITERIA	STAFF COMMENTS
Size of Parcel	166.8 acres
Proximity of Nearest Residence (off-site)	2,700 feet
Number of Wineries Located Within One Mile	Four (4)
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	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	NO
Located Within an Area of Expansive Soils	NO
Located Within a Protected County Viewshed	YES, but not visible from road due to topography
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	43.75%
Number of Proposed Variances	NONE
Wastewater Processed On-Site	YES
Voluntary Greenhouse Gas Emission Reduction Measures Proposed	YES, 12 measures incorporated
Vanpools, Flexible Work Shifts, Shuttles, or Other Traffic Congestion Management Strategies Proposed	YES, three employee shifts occur outside peak traffic periods
Violations Currently Under Investigation	NO
High Efficiency Water Use Measures Proposed	YES, water efficient fixtures and landscaping
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 waterwaer to be recycled
New Vineyards Plantings Proposed	NO
Hold & Haul Proposed: Temporary (Duration of Time) or Permanent	NO
Trucked in Water Proposed	NO

Hudson Vineyard Winery
Use Permit Major Modification
Permit #P21-00281
Wineries Within One Mile of APN: 047-070-023

Name	Address	Bldg Size	Cave Size	Production	Tours/ Tastings	Weekly Visitors	Number of Marketing Events	Employees
HUDSON VINEYARDS WINERY	5396 CARNEROS/SONOMA	35223	38240	80000	APPOINTMENT	480	82	16
DOMAINE CARNEROS	1240 DUHIG ROAD	72826	0	432000	PUBLIC	1400	16	42
KIEU HOANG WINERY	1285 DEALY LANE	28965	0	35500	PUBLIC	51	0	10
ARTESA WINERY	1345 HENRY ROAD	121081	0	450000	PUBLIC	1750	1673	45

HUDSON VINEYARD WINERY
Permit #21-00281
Winery Comparison (75,000-85,000 Gallons)

PRE-WDO WINERIES

NAME	BUILDING SIZE	CAVE SIZE	PRODUCTION	DAILY VISITORS	WEEKLY VISITORS	ANNUAL VISITORS	ANNUAL MARKETING VISITORS	# OF MARKETING EVENTS	TOTAL ANNUAL VISITATION	ACRES	LOCATION
TWOMEY CELLARS	18940	0	81500	205	530	27,500	200	5	27,700	17	valley floor
LARKMEAD VINEYARDS	18047	0	75000	100	800	41,600	1740	51	43,340	18	valley floor
RUDD ESTATE WINERY	10088	22000	75000	80	250	13,000	702	33	13,702	9.25	valley floor
Average	15691.667	7333.333333	77166.66667	128.333333	526.666667	27366.667	880.666667	29.66666667	28247.33333	14.75	
Median	18047	0	75000	100	530	27500	702	33	27700	17	
HUDSON VINEYARD WINERY	74425	38240	80000	120	480	24,960	2528	82	27,488	166.82	

HUDSON VINEYAR WINDERY MAJOR MODIFICATION #P21-00281
SUMMARY OF CHANGES

Approved/Existing Conditions	Proposed Request	*Proposed Tour and Tasting Reductions on days with events	Net Change (from existing conditions)
Visitation:			
120 Visitors/Day	120 Visitors/Day	108 visitors on days with small events	No net increase of Visitors/Day
480 Visitors/Week	480 Visitors/Week	84 visitors on days with medium events	No net increase of Visitors/Week
24,960 Visitors/Year	21,840* Visitors/Year	0 visitors on days with large events	Net decrease of 3,120 Visitors/Year
		Reduction of 3120 visitors annually	
Marketing Program:			
6 Events/month @ max. 24 guests (1728 total guests)	6 events/month @ 36 guests	2,592 total guests	
7 Events/year @ max. 50 guests (350 total guests)	30 events/year @ max. 60 guests	1,800 total guests	
3 Event/year @ max. 150 guests (450 total guests)	5 events/year @ max. 150 guests	750 total guests	
	2 events/year @ max. 250 guests	500 total guests	
82 Total Events	109 Total Events		Net increase of 27 Total Events
2,528 Total Marketing Guests/Year	5,642 Marketing Guests/year -->	Total increase of 3,114 marketing guests annually	Net increase of 3114 Marketing guests
			(-)Net decrease of 3120 T&T guests
			(=) decrease of 6 visitors/guests to site per year