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Winery Comparison Analysis

Hendry Winery, Use Permit Major Modification
Application No. P15-00173-MOD
Summary of Location and Operation Criteria

LOCATIONAL CRITERIA	STAFF COMMENTS
Size of Parcel	Winery Parcel: 60.7 acres Well Parcel: 35.26
Proximity of Nearest Residence	Winery Parcel: 1,400 feet south of winery building Well Parcel: 900 feet south of the proposed well
Number of Wineries Located Within One Mile	5 (including one in Napa city limits)
Located Within the Napa Valley Business Park	No
Primary Road Currently or Projected to be Level of Service D or Below	Redwood Road (WB) is LOS D with and without the project in the PM peak. Tours and tastings would end by 4:00 p.m., before the start of the weekday PM peak hour.
Primary Road a Dead End	No
Located Within a Flood Zone	The existing winery building and proposed well are outside of 100-year flood zones.
Located Within a Municipal Reservoir Watershed	No
Located Within a State Responsibility Area or Fire Hazard Severity Zone	Winery Parcel: Local Responsibility Area. Properties within the LRA are not given a Fire Hazard Severity designation. Well Parcel: State Responsibility Area (SRA). 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	100
Number of Proposed Variances	None
Wastewater Processed On-Site	Yes
Voluntary Greenhouse Gas Emission Reduction Measures Proposed	7 Existing practices
Vanpools, Flexible Work Shifts, Shuttles, or Other Traffic Congestion Management Strategies Proposed	None
Violations Currently Under Investigation	Winery is part of the Use Permit Code Compliance Program.
High Efficiency Water Use Measures Proposed	None
Existing Vineyards Proposed to be Removed	None
On-Site Employee or Farmworker Housing Proposed	None
Site Served by a Municipal Water Supply	Single-family residence on property receives water from the city of Napa. Water to the winery is currently drawn from an off-site well and proposed to be drawn from a new, replacement well (Well Parcel).

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OPERATIONAL CRITERIA	STAFF COMMENTS
Site Served by a Municipal Sewer System	No
Recycled Water Use Proposed	No
New Vineyards Plantings Proposed	None
Hold & Haul Proposed	No
Trucked in Water Proposed	No

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Winery Comparison (60,000 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
ARKENSTONE VINEYARDS	15,528	25,000	60,000	30	210	10,920	708	18	11,628	42.53	Angwin	
ATALON WINERY	12,100	-	60,000	10	20	1,040	-	-	1,040	25.98	valley floor	Yes
BELL WINE CELLARS	11,409	-	60,000	100	250	12,020	1,760	28	13,780	7.84	valley floor	Yes
BOURASSA WINERY	9,604	-	60,000	15	45	2,340	500	10	2,840	0.07	industrial	
ELYSE WINERY	6,650	-	60,000	6	24	1,248	-	-	1,248	2.5	valley floor	Yes
FREEMARK ABBEY	30,232	-	60,000	-	1,800	93,600	-	-	93,600	3.11	hillside	Yes
HUNNICUTT WINERY	11,237	14,100	60,000	32	168	8,736	2,720	56	11,456	15.1	hillside	
MENDING WALL WINERY	33,630	-	60,000	60	210	10,920	1,020	18	11,940	20.89	valley floor	
NAPA CUSTOM CRUSH / CAVES AT SODA CANYON	2,400	16,000	60,000	20	140	7,280	1,320	18	8,600	10	Soda Canyon	
PAUL HOBBS - NATHAN COOMBS WINERY	19,250		60,000	30	210	10,920	300	4	11,220	90.03	MST	
ROBERT BIALI VINEYARDS	23,804	-	60,000	21	195	10,140	200	2	720	10.84	valley floor	
SINEGAL ESTATE WINERY	7,025	13,200	60,000	21	120	6,240	780	56	7,020	30	valley floor	
SPELLETICH WINERY	7,300	-	60,000	-	-	-	-	-	-	2.22	industrial	
STAGS LEAP WINE WINERY (DOUMANI 1)	20,739	3,200	60,000	40	280	14,560	-	-	14,560	10.17	hillside	Yes
TRUCHARD VINEYARDS	1,632	8,438	60,000	35	100	5,200	1,865	175	7,065	9.95	Carneros	Yes
AVERAGE CALCULATION	14,169	5,710	60,000	28	251	13,011	745	26	13,114			
MEDIAN CALCULATION	11,409	-	60,000	21	168	8,736	500	10	8,600			

HENDRY WINERY (APPROVED)	19,923	-	59,000	20	20	1,040	60	2	1,100	60.7	valley floor	
HENDRY WINERY (EXISTING)	19,923	-	59,000	34	121	6,292	750	13	7,042	60.7		
HENDRY WINERY (PROPOSED)	19,923	-	59,000	35	245	12,740	750	13	13,490	60.7		

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Summary of Operational Changes**

PERMITTED CONDITIONS	EXISTING CONDITIONS	PROPOSED REQUEST	NET CHANGE ANALYZED (Existing to Proposed)
Production (Gallons)			
59,000	59,000	No Change	No Change
Visitation			
20 Visitors/Day	34 Visitors/Day	35 Visitors/Day	Net increase in 1 Visitor/Day
20 Visitors/Week	121 Visitors/Week	245 Visitors/Week	Net increase of 124 Visitors/Week
1,040 Visitors/Year	6,292 Visitors/Year	12,740 Visitors/Year	Net increase of 6,448 Visitors/Year
Marketing Program			
Two (2) events/year @ 30 guests	12 events/Year @ 50 guests 1 event/Year @150 guests	Same as existing	No Change
Employees			
Three (3) full-time employee	Three (3) full-time employees	Five (5) full-time employees	Net increase of two (2) full-time employees
Two (2) part-time employee	Three (3) part-time employee	Five (5) part-time employee	Net increase of two (2) part-time employees