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Winery Comparison Analysis (and Summary of Changes)

**Vineyard 29 Major Modification
P20-00062
Summary of Location and Operation Criteria**

LOCATIONAL CRITERIA	STAFF COMMENTS
Size of Parcel	28.14 acres
Proximity of Nearest Residence	230 feet to north
Number of Wineries Located Within One Mile	15
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	SR 29 would operate at LOS C with project. Future conditions during PM peak would be LOS D. General Plan Policy CIR-38 indicates that LOS F is acceptable for SR 29 between Yountville and St. Helena.
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	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	approx. 15%
Number of Proposed Variances	None
Wastewater Processed On-Site	Yes
Voluntary Greenhouse Gas Emission Reduction Measures Proposed	Continue to incorporate the following : generation of on-site renewable energy; VMT reduction plan; energy conserving lighting; EV charging stations; and shade tree plantings. The winery intends to add the following measures: bicycle incentives; bicycle route improvements; use of recycled water among other things.
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

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Existing Vineyards Proposed to be Removed	Vines will be removed for the relocated driveway. New vines will be planted in place of the existing driveway
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: Temporary (Duration of Time) or Permanent	No
Trucked in Water Proposed	No

**Vineyard 29 Major Modification
P20-00062-MOD
Wineries Within One Mile of APN's 022-200-026 -027**

Name	Address	Bldg Size	Cave Size	Production	Tours/ Tastings	Weekly Visitors	Number of Marketing Events	Employees
GRACE FAMILY WINERY	1210 ROCKLAND DR	2960	0	7,000	APPT	20	0	1
ST CLEMENT VINEYARDS	2867 ST HELENA HWY	6,600	0	72,000	PUB	490	0	13
REVANA WINERY	2910 N ST HELENA HWY	6,624	0	15,000	APPT	40	12	3
WILLIAM COLE WINERY	2849 N ST HELENA HWY	5,040	4,000	20,000	APPT	10	8	2
BALLENTINE WINERY	2820 ST HELENA HWY	11,605	0	125,000	APPT	390	112	4
MORLET FAMILY ESTATE	2825 N ST HELENA HWY	4,121	5,000	20,000	APPT	25	8	6
MARKHAM WINERY	2812 N ST HELENA HWY	73,983	0	429,000	APPT	450	81	18
FREEMARK ABBEY	3022 N ST HELENA HWY	30,232	0	60,000	PUB	1,800	0	12
FANTESCA ESTATE	2920 SPRING MTN RD	4,700	6,900	30,000	APPT	100	43	8
TRINCHERO NAPA VALLEY	3070 ST HELENA HWY	35,211	2,296	100,000	PUB	930	11	14
BRASSWOOD NAPA VALLEY	3125 N ST HELENA HWY	24,370	16,500	95,000	APPT	175	50	12
STREBLOW WINERY	2849 SPRING MTN RD	360	0	25,000	PUB	0	0	1
DUCKHORN VINEYARD*	1000 LODI LN	105,512	0	300,000	APPT	1533	284	45
TITUS VINEYARDS	2971 SILVERADO TR	18,452	0	48,000	APPT	350	20	11
CHARLES KRUG WINERY	2800 MAIN ST (City of St Helena)	unk	unk	2.728 M	unk	unk	unk	unk

* - Building floor area, production, and operational characteristics based on P19-00097 which has been appealed.

**Vincent Arroyo Winery Major Modification
P16-00327
Winery Comparison (70,000-80,000 Gallons)**

BY APPOINTMENT WINERIES

Name	Bldg Size	Cave Size	Production	Daily Visitors	Weekly Visitors	Annual Visitors	Annual Marketing Visitors	Number of Marketing Events	Annual Visitation	Acres	Location
KULETO VILLA VINEYARDS	18,299	0	75,000	15	0	450	0	0	450	105.95	hillside
VENGE VINEYARDS	19,298	9000	70,000	19	133	6916	600	36	8	12.37	valley floor
COQUEREL FAMILY WINERY	12,741	0	75,000	25	175	9,100	2,140	67	11,240	19.73	valley floor
FARM COLLECTIVE WINERY	13,865	0	80,000	30	210	10,920	1,300	13	12,220	0.15	industrial
HUDSON VINEYARDS WINERY	35,223	38,240	80,000	120	480	24,960	2,528	82	27,488	166.82	Carneros
WHEELER FARMS	31	0	70,000	32	224	11,648	1,692	54	13,340	11.66	valley floor
OAK KNOLL WINERY	14,500	0	75,000	0	0	0	0	0	0	50.64	valley floor
SHADYBROOK WINEREY	15,001	0	70,000	50	350	18,200	1,080	18	19,280	11.37	MST
AVERAGE CALCULATION	16,120	5,905	74,375	36	197	10,274	1,168	34	10,503	47.34	
MEDIAN CALCULATION	14,751	0	75,000	28	193	10,010	1,190	27	11,730	16.05	
VINEYARD 29 (APPROVED)	17,804	14,038	48,500	30	10	520	660	17	1,180	28.14	hillside
VINEYARD 29 (EXISTING)	17,804	14,038	48,500	40	280	14,560	1,035	28	15,595	28.14	hillside
VINEYARD 29 (PROPOSED)	17,804	14,038	75,000	60	370	19,240	1,780	37	21,020	28.14	hillside

**Vineyard 29 Major Modification
P20-00062
Winery Comparison (70,000-80,000 Gallons)**

PRE-WDO WINERIES

Name	Bldg Size	Cave Size	Production	Daily Visitors	Weekly Visitors	Annual Visitors	Annual Marketing Visitors	Number of Marketing Events	Annual Visitation	Acres	Location
ST CLEMENT VINEYARDS	6,600	0	72,000	0	490	25,480	0	0	25,480	4	hillside
VINCENT ARROYO	9,586	0	70,000	50	350	18,200	1,460	20	19,660	23	valley floor
RUDD ESTATE WINERY	10,088	22,000	75,000	80	250	13,000	702	33	13,702	9	valley floor
SILENUS VINTNERS	13,740	0	72,000	70	490	25,480	1,680	18	27,160	10	valley floor
BEAUCANON ESTATE	2,805	0	70,000	0	0	0	0	0	0	94	MST
BURGESS CELLARS	17,092	0	70,000	20	40	2,080	0	0	2,080	30	hillside
AVERAGE CALCULATION	9,985	3,667	71,500	37	270	14,040	640	12	14,680	28	
MEDIAN CALCULATION	9,837	0	71,000	35	300	15,600	351	9	16,681	16	
VINEYARD 29 (APPROVED)	17,804	14,038	48,500	30	10	520	660	17	1,180	28.14	hillside
VINEYARD 29 (EXISTING)	17,804	14,038	48,500	40	280	14,560	1,035	28	15,595	28.14	hillside
VINEYARD 29 (PROPOSED)	17,804	14,038	75,000	60	370	19,240	1,780	37	21,020	28.14	hillside

**Vineyard 29 Major Modification
P20-00062
Summary of Operational Changes**

Approved Conditions	Existing Conditions	Proposed Request	Net Change Analyzed (from Existing Conditions)
PRODUCTION			
48,500 gallons/year	No Change from Approved	75,000 gallons/year	26,500 gallons/year
VISITATION			
30 visitors/day	40 visitors/day	60 visitors/day	Net Increase: 20 Visitors/day
10 visitors/week	280 visitors/week	370 visitors/week	Net Increase: 90 Visitors/Week
520 visitors/year	14,560 visitors/year	19,240 visitors/year	Net Increase: 4,860 Visitors/Year
MARKETING PROGRAM			
17 Total Events 660 Guests/Year	28 Total Events 1,035 Guests/Year	37 Total Events 1,780 Guests/Year	Net Increase: 9 Total Events Net Increase: 745 Guests/Year
6 Events/Year with 15 Guests 2 Events/Year with 110 Guests 4 Events/Year with 50 Guests 4 Events/Year with 25 Guests 1 Event/Year with 50 Guests	10 Events/Year with 15 Guests 10 Events/Year with 25 Guests 5 Events/Year with 50 Guests 2 Events/Year with 110 Guests 1 Event/Year with 165 Guests	10 Events/Year with 15 Guests 10 Events/Year with 25 Guests 10 Events/Year with 50 Guests 5 Events/Year with 110 Guests 2 Events/Year with 165 Guests	
EMPLOYEES			
3 Full-Time Employees 2 Part-Time Employees	13 Full-Time Employees 2 Part-Time Employees 3 Harvest Employees	15 Full-Time Employees 6 Part-Time Employees 5 Harvest Employees	Net Increase: 2 Full-Time Employees Net Increase: 4 Part-Time Employees Net Increase: 2 Harvest Employees