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Winery Comparison Analysis and Project Summary
Duckhorn Vineyards Winery Major Modification
P19-00097-MOD

Duckhorn Vineyards Winery
P19-00097-MOD
Summary of Location and Operation Criteria

LOCATIONAL CRITERIA	STAFF COMMENTS
Size of Parcel	30.34
Proximity of Nearest Residence	580 feet to the West Winery Building, 500 feet from the Estate House
Number of Wineries Located Within One Mile	18
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	No
Primary Road a Dead End	No
Located Within a Flood Zone	Yes
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	Yes
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	Yes
Percentage of Estate Grapes Proposed	
Number of Proposed Variances	0
Wastewater Processed On-Site	Yes
Voluntary Greenhouse Gas Emission Reduction Measures Proposed	Exceed Title 24 energy efficiency standards, Recycling process and sanitary wastewater, install water efficient fixtures, low-impact development, water efficient landscape, limit the amount of grading and tree removal, Napa Green Land certified,
Vanpools, Flexible Work Shifts, Shuttles, or Other Traffic Congestion Management Strategies Proposed	Carpool/Vanpool subsidies, fleet vehicles, flextime programs,
Violations Currently Under Investigation	None
High Efficiency Water Use Measures Proposed	Yes
Existing Vineyards Proposed to be Removed	Yes. Approximately 3.55 acres
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

Duckhorn Vineyards Winery Use Permit Major Modification
Permit #P19-00097-MOD
Wineries Within One Mile of APN 022-130-010 022-100-033

Name	Address	Bldg Size	Cave Size	Production	Tours/ Tastings	Weekly Visitors	Number of Marketing Events	Employees
TRINCHERO NAPA VALLEY	3070 ST HELENA HWY	35211	2296	100000	PUB	930	11	14
FREEMARK ABBEY	3022 N ST HELENA HWY	30232	0	60000	PUB	1800	0	12
TITUS VINEYARDS	2971 SILVERADO TRL	18452	0	48000	APPT	350	20	11
EHLERS ESTATE WINERY	3200 EHLERS LN	11350	11220	35000	APPT	300	14	19
ALLORA WINERY	3244 EHLERS LN	2000	0	12000	APPT	4	12	0
MELKA WINERY	2900 SILVERADO TRL	6359	4784	10000	APPT	30	3	5
GRACE FAMILY WINERY	1210 ROCKLAND DR	2960	0	7000	APPT	20	0	1
REVANA WINERY	2910 N ST HELENA HWY	6624	0	15000	APPT	40	12	3
BRASSWOOD NAPA VALLEY	3125 N ST HELENA HWY	24370	16500	95000	APPT	175	50	12
BALLENTINE WINERY	2820 ST HELENA HWY	11605	0	125000	TST APPT	390	112	4
VINEYARD 29	2929 N ST HELENA HWY	17804	14038	48500	APPT	30	17	4
AXR WINERY	3199 N ST HELENA HWY	6461	0	20000	APPT	90	12	3
MARKHAM WINERY	2812 N ST HELENA HWY	73983	0	429000	PUB	450	81	18
BOESCHEN WINERY	3242 N SILVERADO TRL	1360	5000	10000	APPT	70	4	1
ST CLEMENT VINEYARDS	2867 ST HELENA HWY	6600	0	72000	PUB	490	0	13
WILLIAM COLE WINERY	2849 N ST HELENA HWY	5040	4000	20000	APPT	10	8	2
METZGER VINEYARDS	3243 N ST HELENA HWY	670	0	800	NO	0	0	0
MORLET FAMILY ESTATE	2825 N ST HELENA HWY	4121	5000	20000	APPT	25	8	6

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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
PARADUXX VINEYARDS	41738	0	300000	144	800	41600	7749	198	49349	45.56	valley floor
STAG'S LEAP WINERY (RED TAIL FACILITY)	35180	23500	315000	4	10	520	260	25	780	107.55	hillside
ALTAMURA VINEYARDS	30232	0	250000	10	150	7800	240	8	8040	42.72	Wooden Valley
ROBERT MONDAVI CARNEROS WINERY	19640	0	340000	0	0	0	100	2	100	308.25	Carneros
AVERAGE CALCULATION	**31698**	**5875**	**301250**	**40**	**240**	**12480**	**2087**	**58**	**14567**	**126.02**	
MEDIAN CALCULATION	**32706**	**0**	**307500**	**7**	**80**	**4160**	**250**	**17**	**100**	**308.25**	
DUCKHORN VINEYARDS WINERY (APPROVED)	**42190**	**0**	**160000**	**82**	**626**	**32552**	**5000**	**160**	**37552**	10.67	Valley Floor
DUCKHORN VINEYARDS WINERY (PROPOSED)	**102512**	**0**	**300000**	**219**	**1533**	**79716**	**8850**	**284**	**88566**	30.34	Valley Floor

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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
CASTELLO DI AMOROSA	119460	30000	250000	200	600	31200	0	0	31200	40	hillside
NIEBAUM COPPOLA ESTATE HWY 29	74879	18400	250000	0	3391	176332	0	0	176332	81.81	hillside
GRGICH HILLS CELLARS	46083	0	250000	572	4004	208208	20590	385	228798	13.24	valley floor
HONIG CELLARS	33837	0	300000	100	700	36400	600	8	37000	67	valley floor
TURNBULL WINE CELLARS	40543	0	250000	350	400	20800	1090	22	21890	21.64	valley floor
OPUS ONE WINERY	131906	0	250000	200	1450	26000	2850	35	28850	49.17	valley floor
MINER FAMILY WINERY	19500	22000	300000	0	0	68000	1760	70	69760	13.5	hillside
CHAPPELLET WINERY	53136	0	250000	55	385	20020	1760	22	21780	15.01	hillside
STAGS LEAP WINE CELLARS	57120	34860	330000	50	350	18200	7225	153	25425	40.22	valley floor
PINE RIDGE WINERY	35896	31830	300000	119	833	43316	12640	112	55956	50.31	valley floor
ETUDE WINERY	40520	0	300000	350	2450	127400	19685	1130	147085	29.81	Carneros
LIANA ESTATES WINERY	34511	0	250000	75	525	27375	3612	63	30987	49.67	Carneros
CLOS DU VAL WINE CO	62882	0	350000	175	900	46800	4496	94	51296	14.07	hillside
AVERAGE CALCULATION	**57713**	**10545**	**279231**	**173**	**1230**	**65389**	**5870**	**161**	**71258**	**37.34**	
MEDIAN CALCULATION	**46083**	**0**	**250000**	**119**	**700**	**36400**	**2850**	**63**	**37000**	**29.81**	

DUCKHORN VINEYARDS WINERY (APPROVED)	**42,190**	**0**	**160,000**	**82**	**626**	**32,552**	**5,000**	**160**	**37,552**	**10.67**	Valley Floor
DUCKHORN VINEYARDS WINERY (PROPOSED)	**102,512**	**0**	**300,000**	**219**	**1,533**	**79,716**	**8,850**	**284**	**88,566**	**30.34**	Valley Floor

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NAPA VALLEY BUSINESS PARK (AKA AIRPORT INDUSTRIAL AREA) WINERY PERMITS
SMALL WINERY EXEMPTION PERMITS

Name	Bldg Size	Cave Size	Production	Tours/ Tastings	Daily Visitors	Weekly Visitors	Annual Visitors	Annual Marketing Visitors	Number of Marketing Events	Total Visitors	Acres	Location
BIN TO BOTTLE II	48250		250000								3.41	industrial
BIN TO BOTTLE	13000	0	310000	NO	0	0	0	400	12	400	1.29	industrial

DUCKHORN (APPROVED)	**42190**	**0**	**160000**	**PUB**	**82**	**626**	**32552**	**5000**	**160**	**37552**	**10.67**	**Valley Floor**
DUCKHORN (PROPOSED)	**102512**	**0**	**300000**	**APPT**	**219**	**1533**	**79716**	**8850**	**284**	**88566**	**30.34**	**Valley Floor**

DUCKHORN VINEYARDS WINERY MAJOR MODIFICATION #P19-00097-MOD
SUMMARY OF CHANGES

Existing Conditions	**Proposed Request**	**Net Change Analyzed**
Visitation:		
82 Visitors/Day (and max. 30 visitors/day for Public Tastings)	219 Visitors/Day.	Net increase of 137 Visitors/Day
626 Visitors/Week (inclusive of Pre-WDO max. 50 visitors/week for Public Tastings)	1,533 Visitors/Week	Net increase of 907 Visitors/Week
32,552 Visitors/Year	79,716 Visitors/Year	Net increase of 47,164 Visitors/Year
Marketing Program:		
120 Private Tours and Tastings/year @ max. 20 guests	200 Private Tours and Tastings/year @ max. 20 guests	
36 Wine and Food Pairings/year @ max. 25 guests	40 Wine and Food Pairings/year @ max. 25 guests	
2 Large Events/year @ max. 600 guests	40 Medium Events/year @ max. 60 guests	
2 Auction-related Events/year @ max. 250 guests	3 Large Events/year @ max. 400 guests	
	1 Auction-related Events/year @ max. 250 guests	
160 Total Events	284 Total Events	Net increase 124 Total Events
5,000 Total Marketing Guests/Year	8,850 Marketing Guests/year	Net increase 3,850 Marketing guests
Employees:		
45 full-time employees	45 full time employees	Net increase of 0 full-time employees
11 part-time/seasonal employees	11 part-time/seasonal employees	Net increase of 0 full-time employees