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Winery Comparison Analysis and Summary of Changes

Ladera Vineyards Winery
Minor Modification P21-00294-MOD and Viewshed P22-00109
Planning Commission Hearing May 3, 2023

Ladera Vineyards Winery
Permit #P21-00294-MOD P22-00109-VIEW
Summary of Location and Operation Criteria

LOCATIONAL CRITERIA	STAFF COMMENTS
Size of Parcel	7.44 acres
Proximity of Nearest Residence	200 feet (outdoor patio location)
Number of Wineries Located Within One Mile	7
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	No
Located Within a Municipal Reservoir Watershed	No
Located Within a State Responsibility Area or Fire Hazard Severity Zone	Yes - SRA with Moderate and High Fire Hazard Zones
Located Within an Area of Expansive Soils	No
Located Within a Protected County Viewshed	Yes
Result in the Loss of Sensitive Habitat	No. Tree removal will be offset by permanent preservation.
OPERATIONAL CRITERIA	**STAFF COMMENTS**
Napa Green Certified or Other Related Program	No
Percentage of Estate Grapes Proposed	0
Number of Proposed Variances	0
Wastewater Processed On-Site	Yes
Voluntary Greenhouse Gas Emission Reduction Measures Proposed	Yes
Vanpools, Flexible Work Shifts, Shuttles, or Other Traffic Congestion Management Strategies Proposed	Site includes bicycle parking and improvements to bike lane along Silverado Trail
Violations Currently Under Investigation	0
High Efficiency Water Use Measures Proposed	0
Existing Vineyards Proposed to be Removed	0
On-Site Employee or Farmworker Housing Proposed	0
Site Served by a Municipal Water Supply	No
Site Served by a Municipal Sewer System	No
Recycled Water Use Proposed	No
New Vineyards Plantings Proposed	Less than 1 acre
Hold & Haul Proposed: Temporary (Duration of Time) or Permanent	No
Trucked in Water Proposed	No

Ladera Vineyards Winery
Permit #P21-00294-MOD P22-00109-VIEW
Wineries Within One Mile of APN 021-030-047

Name	Address	Bldg Size	Cave Size	Production	Tours/ Tastings	Weekly Visitors	Number of Marketing Events	Employees
DAVIS ESTATES	4060 SILVERADO TRL	26,445	24,170	30,000	Appt	467	39	25
MASKED MAN WINERY	3750 SILVERADO TRL	3,040	0	8,000	Appt	10	7	1
FRANK FAMILY VINEYARDS	1091 LARKMEAD LN	102,570	0	350,000	Public	2,050	118	29
REVERIE II WINERY	264 N FORK CRYSTAL SPRINGS RD	2,789	0	6,500	Appt	34	0	4
MENDING WALL WINERY	3730 SILVERADO TRL	33,630	0	60,000	Appt	210	18	10
LARKMEAD VINEYARDS	1100 LARKMEAD LN	18,047	0	36,000	Appt	800	51	25
BENESSERE	1010 BIG TREE RD	9,994	0	40,000	Appt	300	56	8

Ladera Vineyards Winery
Permit #P21-00294-MOD P22-00109-VIEW
Winery Comparison 20,000 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
HELENA VIEW - JOHNSTON VINEYARDS	1,200	0	20000	0	0	0	0	0	0	6.25	HILLSIDE
CANDLESTICK RIDGE VINEYARDS	3,018	0	20000	0	0	0	0	0	0	40.47	ANGWIN
BLACK SEARS WINERY	4765	3600	20000	16	112	5824	300	4	6124	65.18	ANGWIN
DUNN VINEYARDS	2050	6000	20000	0	20	1040	0	0	1040	39	ANGWIN
AETNA SPRING CELLARS	2500	0	20000	0	0	0	0	0	0	41.18	Pope Vly
POPE VALLEY WINERY	4836	0	20000	0	20	1040	0	0	1040	36.41	Pope Vly
DUTCH HENRY WINERY	2600	4500	20000	10	50	2600	0	0	2600	9.29	HILLSIDE
BARNETT VINEYARDS	1800	3276	20000	0	0	0	0	0	0	39.96	HILLSIDE
ARAUJO ESTATES WINERY	8703	9700	20000	18	126	6552	573	15	7125	162.23	Valley Fl
PHILIP VINEYARD	5000	0	20000	0	0	0	0	0	0	22.37	HILLSIDE
REVERIE II WINERY	2789	0	20000	0	34	1747	0	0	1747	26.44	HILLSIDE
DOMAINE CHARBAY WINERY	7500	0	20000	0	0	0	0	0	0	10.56	HILLSIDE
SPRING MOUNTAIN VINEYARDS #2	8550	0	20000	0	0	0	0	0	0	270.2	HILLSIDE
LA JOTA VINEYARD	5000	5700	20000	0	4	208	0	0	208	6.57	ANGWIN
SEAVEY VINEYARD	12085	0	20000	15	6	312	50	1	362	143.42	HILLSIDE
VOLKER EISELE FAMILY ESTATE	2400	0	20000	0	0	0	0	0	0	275.89	Chiles Vly
VILLA HELENA	5012	0	20000	15	20	1040	70	2	1110	4.47	Valley Fl
DELECTUS (MILAT WINERY)	5340	0	20000	20	140	7280	0	0	7280	10.5	Valley Fl
HAKANSON WINERY	720	0	20000	0	0	0	0	0	0	29.73	HILLSIDE
BOND ESTATES	4402	10400	20000	6	0	0	0	0	0	38.79	HILLSIDE
DANA ESTATES	8886	19000	20000	6	20	1040	240	4	1280	26.54	Valley Fl
TES SABORES	2150	780	20000	4	4	208	0	0	208	24.7	HILLSIDE
HARLAN ESTATE I	10797	0	20000	0	0	0	0	0	0	80.17	HILLSIDE
THE TERRACES	1964	0	20000	2	10	520	0	0	520	21.19	HILLSIDE
FLEURY FAMILY WINERY	4230	0	20000	0	0	1800	0	0	1800	10.12	Valley Fl
PINA CELLARS	3000	0	20000	0	30	1560	0	0	1560	23.19	HILLSIDE
WILLIAM HARRISON	6400	0	20000	0	0	0	0	0	0	8.8	Valley Fl
VILLA RAGAZZI	916	0	20000	0	0	0	0	0	0	25.33	Valley Fl

Ladera Vineyards Winery

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DALLA VALLE VINEYARDS	7070	0	20000	0	0	0	0	0	0	26.61	HILLSIDE
SCREAMING EAGLE WINERY	22333	16000	20000	5	15	780	0	0	780	73.13	Valley Fl
ASTRALE E TERRA WINERY	864	0	20000	0	0	0	0	0	0	62.27	Soda Cyn
LA VALLEETTE WIN ERY	1600	0	20000	0	0	0	0	0	0	6.57	Soda Cyn
QUIXOTE WINERY	8050	0	20000	10	70	3640	0	0	3640	42.39	Valley Fl
BERINGER WINE ESTATES	5400	0	20000	0	0	0	0	0	0	20.55	Valley Fl
WINERY OF THE ROSES	4500	0	20000	0	0	0	0	0	0	11.15	Wooden
MT. VEEDER WINERY	3300	0	20000	0	2	104	0	0	104	20.44	HILLSIDE
HILL FAMILY ESTATE	1731	0	20000	12	84	624	300	10	924	7.51	Valley Fl
O'BRIEN FAMILY VINEYARD	6279	0	20000	40	280	14560	360	12	14920	26.93	Valley Fl
FRISINGER VINEYARDS	1008	5000	20000	0	0	0	0	0	0	20.21	HILLSIDE
HOPPER CREEK WINERY	3300	0	20000	0	0	0	0	0	0	8	Valley Fl
KNOLLWOOD VINEYARDS	7956	0	20000	0	0	0	0	0	0	31.7	Valley Fl
SIGNORELLO WINERY	2320	0	20000	20	120	6240	240	12	6480	56.59	Valley Fl
RAZI WINERY	4600	0	20000	15	50	2600	0	0	2600	14.55	Valley Fl
AMIZETTA	5,000	5000	20,000	30	210	10,920	170	10	11,090	21.47	Hillside
DAVIANA WINERY	4840	1200	20000	0	0	0	0	0	0	24.23	MST
SODARO WINERY	4900	0	20000	0	0	0	148	13	148	21.3	MST
WHITFORD CELLARS	4291	1414	20000	0	0	0	0	0	0	43.36	MST
THEOREM WINERY	23458	0	20000	15	105	5460	220	4	5680	41.45	HILLSIDE
KATES VINEYARD	1200	0	20000	0	0	0	0	0	0	4.15	Valley Fl
AVERAGE CALCULATION	**5,155**	**1,869**	**20,000**	**5**	**31**	**1,586**	**55**	**2**	**1,640**		
MEDIAN CALCULATION	**4,500**	**0**	**20,000**	**0**	**0**	**0**	**0**	**0**	**104**		

LADERA VINEYARDS (APPROVED)	**775**	**0**	**20,000**	**30**	**100**	**5,200**	**0**	**0**	**5,200**	**7.44**	**Hillside**
LADERA VINEYARDS (APPROVED)	**1,165**	**8,800**	**20,000**	**30**	**210**	**10,920**	**100**	**2**	**11,020**	**7.44**	**Hillside**

Ladera Vineyards Winery
Permit #P21-00294-MOD P22-00109-VIEW
Winery Comparison 20,000 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
TAPLIN	3615	0	20,000	16	90	6180	340	9	5840	20	Valley Fl
BLACK SEARS WINERY	4,765	3,600	20,000	16	112	5,824	300	10	6,124	65.8	Angwin
ADAMVS	14,509	6,000	20,000	32	150	7,800	521	11	9,321	68.33	Angwin
DUNN VINEYARDS	2,050	6,000	20,000	0	20	1,040	0	0	260	39	Angwin
YOUNG WINERY	8,384	0	20,000	1	2	104	0	0	104	99.88	Pope Valley
CLARK CLAUDON VINEYARDS		4,100	20,000	48	8	416	220	7	636	67.25	Hillside
BEHRENS FAMILY WINERY	7,319	0	20,000	32	224	11,684	340	8	11,988	19.96	Hillside
KENEFICK WINERY	4,740	0	20,000	12	84	4,368	350	11	4,718	44.28	Valley Fl.
ARAUJO	8,703	9,700	20,000	18	126	6,552	573	15	7,125	162.23	Valley Fl.
VENGE VINEYARDS	19,298	9,000	20,000	20	140	7,280	180	8	7,460	12.37	Valley Fl.
THE VINEYARDIST	5,700	7,500	20,000	15	20	1,040	300	10	1,340	40	Hillside
REVERIE II CELLARS	2,789	0	20,000	0	34	1,747	0	0	1,747	26.44	Hillside
BROMAN CLLEARS	3,648	4,374	20,000	2	10	520	195	10	715	11.47	Hillside
MERUS WINES	4,580	6,947	20,000	25	125	6,500	13	10	6,630	52.58	Hillside
V MADRONE WINERY	6,461	0	20,000	20	90	4,680	570	12	5,273	7.85	Hillside
3646 SMR VINEYARD	10,454	0	20,000	12	84	4,368	584	27	4,952	56.75	Hillside
SCHWEIGER VINEYARDS	15,664	0	20,000	8	48	2,496	125	3	2,621	45.04	Hillside
MORLET FAMILY ESTATE	4,121	5,000	20,000	12	25	1,300	185	8	1,485	10.18	Hillside
WILLIAM COLE WINERY	5,040	4,000	20,000	5	10	520	185	8	705	5.72	Hillside
ABREU VINEYARDS	5,144	13,200	20,000	0	12	624	170	7	794	5.72	Angwin
HOWELL AT THE MOON WINERY	2,495	0	20,000	4	10	520	170	7	690	20.36	Angwin
LO JOTA VINEYARD	5,000	5,700	20,000	0	4	208	0	0	208	6.57	Angwin
BRAVANTE WINERY	8,100	2,300	20,000	4	20	1,040	220	8	1,260	20.44	Angwin
SEAVEY VINEYARD	12,085	0	20,000	15	6	312	50	1	362	143.42	Hillside
MANSFIELD WINERY	15,688	0	20,000	20	120	6,240	624	19	6,864	2	Hillside
MARCIANO WINERY	10,675	0	20,000	15	75	3,900	375	7	4,275	55.59	Hillside
CORISON WINERY	9,480	0	20,000	25	10	520	106	8	626	9.5	Valley Fl.
DANA ESTATES	8886	19,000	20,000	6	20	1,040	240	4	1,280	26.54	Valley Fl
TRES SABORES	2,150	780	20,000	4	4	208	0	0	208	24.7	Hillside

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FLEURY FAMILY WINERY	4,230	0	20,000	0	0	1,800	0	0	1,800	10.12	Valley Fl
FOLEY JOHNSON WINERY	20,616	0	20,000	50	350	18,200	1,700	56	19,900	39.78	Valley fl
MARTIN ESTATE	5,420	0	20,000	25	25	1,300	312	16	1,612	11.57	Valley fl
PINA CELLARS	3,000	0	20,000	0	30	1,560	0	0	1,560	23.19	Hillside
SCREAMING EAGLE	22,333	16,000	20,000	5	15	7,810	0	0	780	73.13	Valley fl
PERATA WINERY	4,780	0	20,000	20	50	2,600	320	14	2,920	47.69	Valley fl
KAPCSANDY	11,820	0	20,000	6	36	1,872	1,020	27	2,892	17.47	Valley fl
COLGIN PARTNERS WINERY	18,686	0	20,000	10	25	1,300	175	5	1,475	124.81	Hillside
LODESTONE VINYEARDS	8,752	7,230	20,000	35	245	12,740	390	8	13,130	42.1	Hillside
GANDONA WINERY	7,994	4,716	20,000	12	72	3,744	700	13	4,444	114.72	Hillside
RELIC WINERY	8,641	1,458	20,000	20	120	4,180	278	11	4,458	10.31	Soda Cyn
QUIXOTE WINERY	8,050	0	20,000	10	70	3,640	0	0	3,640	42.39	Valley Fl
MT. VEEDER WINERY	3,300	0	20,000	0	2	104	0	0	104	20.44	Hillside
HILL FAMILY ESTATES	1,731	0	20,000	12	84	624	300	10	924	7.51	Valley Fl
OBRIEN FAMILY VINEYARD	6,279	0	20,000	40	280	14,560	360	12	14,920	26.93	Valley fl
VIOLET VINEYARD	5,666	0	20,000	10	12	624	560	14	1,184	13.52	Valley fl
HDV	5,100	0	20,000	10	25	1,300	210	7	1,510	18.14	Valley fl
DEL DOTTO WINERY	7,422	2,364	20,000	10	50	2,600	500	10	3,100	6.65	MST
SAM JASPER WINERY	19,850	0	20,000	10	25	1,300	210	7	1,510	18.14	Valley fl
RAZI WINERY	4,600	0	20,000	15	50	2,600	0	0	2,600	14.55	Valley fl
SODARO WINERY	4,900	0	20,000	0	0	0	148	13	148	21.3	MST
CHATEAU 15 WIONERY	2,828	11,338	20,000	4	36	1,872	460	14	2,332	12.33	MST
ROCCA FAMILY WINERY	11,770	0	20,000	32	224	11,648	10,800	213	22,448	1	Industrial
THEOREM WINERY	23,458	0	20,000	15	105	5,460	220	4	5,680	41.45	Hillside
GARGIULO WINERY	8,573	0	20,000	10	70	3,640	480	12	4,120	11.18	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	0	20,000	20	100	5,200	1,595	38	6,794	10.21	Valley Fl
AVERAGE CALCULATION	**8,394**	**2,804**	**20,000**	**14**	**70**	**3,706**	**501**	**13**	**4,075**		
MEDIAN CALCULATION	**6,461**	**0**	**20,000**	**12**	**42**	**2,184**	**230**	**8**	**2,066**		

LADERA VINEYARDS (APPROVED)	**775**	**0**	**20,000**	**30**	**100**	**5,200**	**0**	**0**	**5,200**	**7.44**	**Hillside**
LADERA VINEYARDS (APPROVED)	**1,165**	**8,800**	**20,000**	**30**	**210**	**10,920**	**100**	**2**	**11,020**	**7.44**	**Hillside**

Ladera Vineyards Winery
Permit #P21-00294-MOD P22-00109-VIEW
Winery Comparison 20,000 Gallons

NAPA VALLEY BUSINESS PARK (AKA AIRPORT INDUSTRIAL AREA) WINERY PERMITS and 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
NAPA VALLEY BUSINESS PARK (AKA AIRPORT INDUSTRIAL AREA) WINERY PERMITS												
ROCCA FAMILY WINERY	11,770	0	20,000	APPT	32	224	11,648	10,800	213	22,448	1	NVBP
PEJU	12,800	0	20,000	PVT	10	70	3,640	100	1	3,740	1.07	NVBP
SMALL WINERY EXEMPTION PERMITS												
HELENA VIEW - JOHNSTON VINEYARD	1,200	0	20,000	TST/APT	0	0	0	0	0	0	6.25	HILLSIDE
BLACK SEARS WINERY	4,765	3600	20,000	APPT	16	112	5824	300	10	6124	65.18	ANGWIN
AETNA SPRING CELLARS	2,500	0	20,000	TST/APT	0	0	0	0	0	0	41.18	POPE VLY
DOMAIN CHARBAY WINERY	7,500	0	20,000	APPT	0	0	0	0	0	0	10.56	HILLSIDE
SPRING MOUNTAIN VINEYARDS #2	8,550	0	20,000	TST/APT	0	0	0	0	0	0	270.2	HILLSIDE
VOLKER EISELE FAMILY ESTATE	2,400	0	20,000	NO	0	0	0	0	0	0	275.89	CHILES VLY
HAKANSON WINERY	720	0	20,000	NO	0	0	0	0	0	0	29.73	HILLSIDE
BOND ESTATES	4,402	10400	20,000	TST/APT	0	0	0	0	0	0	38.79	HILLSIDE
HARLAN ESTATE I	10,797	0	20,000	TST/APT	0	0	0	0	0	0	80.17	HILLSIDE
WILLIAM HARRISON	6,400	0	20,000	TST/APT	0	0	0	0	0	0	8.8	VALLEY FL
VILLA RAGAZZI	916	0	20,000	NO	0	0	0	0	0	0	25.33	VALLEY FL
ASTRALE E TERRA WINERY	864	0	20,000	TST/APT	0	0	0	0	0	0	62.27	SODA CYN
LA VALLEETTE WINERY	1,600	0	20,000	NO	0	0	0	0	0	0	6.57	SODA CYN
WINERY OF THE ROSES	4,500	0	20,000	TST/APT	0	0	0	0	0	0	11.15	WOODEN VLY
HILL FAMILY ESTATE	1,731	0	20,000	APPT	12	84	624	300	10	924	7.51	VALLEY FL
FRINGSINGER VINEYARDS	1,008	5000	20,000	NO	0	0	0	0	0	0	20.21	HILLSIDE
HOPPER CREEK WINERY	3,300	0	20,000	NO	0	0	0	0	0	0	8	VALLEY FL
WHITE ROCK VINEYARDS	-	6000	20,000	TST/APT	19	1333	6,916	375	11	7,291	15	HILLSIDE
DAVIANA WINERY	4,840	1200	20,000	NO	0	0	0	0	0	0	24.231	MST
ROCCA FAMILY WINERY	11,770	0	20,000	APPT	32	224	11,648	10,800	213	22,448	1	INDUSTRIAL
PEJU	12,800	0	20,000	PVT	10	70	3,640	480	12	4,120	11.18	HILLSIDE
KATES VINEYARD	1,200	0	20,000	NO	0	0	0	0	0	0	4.15	VALLEY FL
PHILIP VINEYARD	5,000	0	20,000	TST/APT	0	0	0	0	0	0	22.37	HILLSIDE

AVERAGE CALCULATION	**4,933**	**1048**	**20,000**		**5**	**85**	**1,758**	**926**	**19**	**2,684**		
MEDIAN CALCULATION	**4,402**	**0**	**20,000**		**0**	**0**	**0**	**0**	**0**	**0**		

LADERA VINEYARDS (APPROVED)	**775**	**0**	**20,000**	**PUB/APPT**	**30**	**100**	**5,200**	**0**	**0**	**5,200**	**7.44**	**Hillside**
LADERA VINEYARDS (APPROVED)	**1,165**	**8,800**	**20,000**	**PUB/APPT**	**30**	**210**	**10,920**	**100**	**2**	**11,020**	**7.44**	**Hillside**

Ladera Vineyards Winery
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Summary of Changes

Existing Conditions	Proposed Request	Net Change Analyzed
Visitation: Public	Visitation: Public and By Appointment	
30 Visitors/day	30 Visitors/Day	No change
100 Visitors/week	210 Visitors/Week	Net increase of 110 Visitors/Week - Must be By Appointment
5,200 Visitors/Year	10,920 Visitors/Year	Net increase of 5,720 Visitors/Year - Must be By Appointment
Marketing Program:		
0 events	2 events/year with 50 guests	Net increase of 2 events Net increase of 100 guests
Employees:		
2 full-time employees	3 full-time employees 2 part-time	Net increase of 1 full-time and 2 part-time employees