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Winery Comparison Analysis

Hillwalker Vineyards Winery Use Permit P23-00101-UP and Exception
to the Conservation Regulations P23-00239-UP
Planning Commission Hearing Date (August 7, 2024)

Hillwalker Vineyards Winery
Permit #P23-00101-UP
Summary of Location and Operation Criteria

LOCATIONAL CRITERIA	STAFF COMMENTS
Size of Parcel	4.5 acres
Proximity of Nearest Residence	838 feet
Number of Wineries Located Within One Mile	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	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	State Responsibility Area Moderate/Very 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	The winery is not and does not intend to become a Certified Green Business or certified as a "Napa Green Winery" and/or certified as "Napa Green Land".
Percentage of Estate Grapes Proposed	4.5 acres - approximately 720 gallons - 10.3%
Number of Proposed Variances	None
Wastewater Processed On-Site	No
Voluntary Greenhouse Gas Emission Reduction Measures Proposed	Generation of on-site renewable energy; solar hot water heating; energy conserving lighting; install water efficient fixtures; low-impact development; recycle 75% of all waste; install an electrical vehicle charging station; site design oriented and designed to optimize conditions for natural heating, cooling, and say lighting of interior spaces, and to maximize winter sun exposure, such as a cave; limit amount of grading and tree removal; retain biomass removed via pumping and thinning chipping the material and reusing it rater than burning it.
Vanpools, Flexible Work Shifts, Shuttles, or Other Traffic Congestion Management Strategies Proposed	No
Violations Currently Under Investigation	No
High Efficiency Water Use Measures Proposed	Yes
Existing Vineyards Proposed to be Removed	No
On-Site Employee or Farmworker Housing Proposed	Yes
Site Served by a Municipal Water Supply	No

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Site Served by a Municipal Sewer System	No
Recycled Water Use Proposed	No
New Vineyards Plantings Proposed	No
Hold & Haul Proposed	Yes
Trucked in Water Proposed	No
Closest fire station(s)	Approximately 5.9 miles (Dry Creek-Lokoya Volunteer Fire Department)

Hillwalker Vineyards Use Permit
 Permit #P123-00101-UP
 Gallons By Appt. Only Comps

BY APPOINTMENT WINERIES 7,000 TO 8,000 GALLONS											
Name	Bldg Size	Cave Size	Production	Daily Visitors	Weekly Visitors	Annual Visitors	Annual Marketing Visitors	Number of Marketing Events	Annual Visitation	Acres	Location
STONY HILL VINEYARD	0	0	8700	0	4	208	0	0	208	153.76	Hillside
MASKED MAN WINERY	3040	0	8000	4	10	520	200	7	720	10.15	Valley Floor
SABINA VINEYARDS	1600	0	1800	0	0	0	0	0	0	8	Hillside
BERGMAN FAMILY WINERY	895	7620	8000	0	0	0	0	0	0	16.24	Hillside
FLYING LADY WINERY	1500	0	7500	10	20	20	1040	1	1055	12.92	Hillside
PRAGER WINERY	3352	0	4000	6	42	42	2184	0	2184	1	Residential
BRYANT FAMILY WINERY	9293	8000	8500	20	30	30	1560	6	1880	35.48	Hillside
ARDENTE ESTATE WINERY	900	0	8000	0	0	0	0	0	0	24.44	Atlas Peak
TULOCAY WINERY	1160	0	2400	0	0	0	0	0	0	1.07	MST
GRACE FAMILY WINERY	2960	0	3000	10	20	20	1400	0	1040	3.5	Hillside
Proposed											
Hillwalker VINEYARDS (Existing)	2,500	0	5,000	0	0	0	0	0	0	5.78	hillside
Hillwater Vineyards (Proposed)	-	1,500	700	35	108	5,323	45	1	5,368	5.78	hillside

**Hillwalker Vineyards Use Permit
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Summary of Changes**

EXISTING CONDITIONS - Home Occupation	PROPOSED REQUEST - Use Permit	NET CHANGE ANALYZED
Production (Gallons)		
200.00	7,000.00	6,800
Visitation		
No public or by appointment visitation	Between 19-35 Visitors/Day	Net increase of between 19-35 Visitors/Day
	Between 112-245 Visitors/Week	Net increase of between 112-245 Visitors/Week
Trade - Anticipated 2/Day 10/Week		Trade/Industry visitation included in total permitted visitation
Marketing Program		
None	Twelve (12) events/year @ 45 guests	Net Increase of twelve (4) events/year @ 30 guests
	12 Total Events	Net increase 12 Total Events
	170 Marketing Guests/year	Net increase 170 Marketing guests
Employees:		
One (1) full-time employee	two (2) full time employees	Net increase of two (2) full-time employees
	three (3) part-time employees	Net increase of three (3) full-time employees