

Girard Winery
Permit #P14-00053

Summary of Location and Operation Criteria

LOCATION CRITERIA	STAFF COMMENTS
Size of Parcel	±26.53 acres
Proximity of Nearest Residence	±650 feet
Number of Wineries Located Within One Mile	20
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	Dunaweal Lane; Silverado Trail; State Highway 29
Primary Road a Dead End	No
Located Within a Flood Zone	Yes- 500 year flood zone-area behind winery building
Located Within a Municipal Reservoir Watershed	No-project site located on the Napa Valley floor
Located Within a State Responsibility Area or Fire Hazard Severity Zone	No-the project site is located within the County responsibility area and is located outside the Fire Hazard Severity Zone
Located Within an Area of Expansive Soils	No-the soils are not expansive
Located Within a Protected County Viewshed	No-Does not meet the County Viewshed Protection criteria since the project is not located on slopes over 15% and is not located on a minor or major ridgeline
Result in the Loss of Sensitive Habitat	No-The property was not found to be a sensitive habitat
OPERATIONAL CRITERIA	STAFF COMMENTS
Napa Green Certified or Other Related Program	Applicant plans to become a Certified Green Business
Percentage of Estate Grapes Proposed	100% of on-site grapes and other local source grapes from Napa Valley and Pope Valley
Number of Proposed Variances	None
Wastewater Processed On-Site	Yes, shared system with Clos Pegase Winery for process wastewater, recycled and used for irrigation of vineyards both properties
Voluntary Greenhouse Gas Emission Reduction Measures Proposed	Yes, 23 items have been checked on the list and are discussed in the January 21, 2015 staff report
Vanpools, Flexible Work Shifts, Shuttles, or Other Traffic Congestion Management Strategies Proposed	Workshifts avoid peak afternoon traffic; priority parking for efficient transportation (vanpools, electric car charge station; shuttle buses for large events provided to local hotels)

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Violations Currently Under Investigation	No violations on this property. However, the applicant also owns the adjacent winery (Clos Pegase Winery) where a Notice of Violation was issued regarding weddings. The activities have ceased as required and the website changed to remove advertising for such activities-Enforcement file has been closed. Clos Pegase Winery filed application for Certificate of Extent of Legal Non-conformity for marketing activities; no request for weddings was included.
High Efficiency Water Use Measures Proposed	Proposed connection to existing non-community water system serving adjacent winery for consolidated water processing
Existing Vineyards Proposed to be Removed	No. Planting of ±15 acres of vineyards is proposed after winery built
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	Recycling of processed wastewater from project and adjacent winery (Clos Pegase) will be stored on project parcel irrigation reservoir and used to irrigate vineyards on both parcels
New Vineyards Plantings Proposed	Yes, a portion of parcel currently fallow; proposed new vineyards after winery built (± 15 acres)
Hold & Haul Proposed: Temporary (Duration of Time) or Permanent	No
Trucked in Water Proposed	No

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Wineries Within One Mile of APN 020-150-017

Name	Address	Bldg Size	Cave Size	Production	Tours/ Tastings	Weekly Visitors	Number of Marketing Events	Employees
ARAUJO ESTATES WINERY	2155 PICKETT RD	8,703	9,700	20,000	APPT	126	15	13
FAIRVIEW ESTATES WINERY	4550 SILVERADO TRL	20,002	25,000	155,048	PUB	600	730	15
CLOS PEGASE INC	1060 DUNAWREAL LN	24,100	19,000	200,000	PUB	725	0	10
PAOLETTI ESTATES WINERY	4501 SILVERADO TRL	3,604	6,400	16,000	APPT	10	3	2
STERLING VINEYARDS	1111 DUNAWREAL LN	120,362	41,000	1,500,000	PUB	0	547	46
TWOMEY CELLARS	1183 DUNAWREAL LN	18,940	-	81,500	PUB	530	5	4
CASTELLO DI AMOROSA	4045 N ST HELENA HWY	119,460	30,000	250,000	PUB	600	0	6
TEACHWORTH WINERY	4451 N ST HELENA HWY	800	-	5,000	PVT	2	2	0
AZALEA SPRINGS WINERY	4301 AZALEA SPRINGS WAY	8,591	3,016	12,500	APPT	125	14	2
PHIFER PAVITT FAMILY VINEYARDS	4680 SILVERADO TRL	3,360	-	10,000	APPT	28	9	2
VENGE VINEYARDS	2155 PICKETT RD	19,298	9,000	20,000	APPT	140	8	3
FISHER WINERY	4771 SILVERADO N TRL	16,200	-	30,000	APPT	50	23	3
JOSEPH CELLARS	4455 N ST HELENA HWY	4,941	15,798	30,000	APPT	525	106	6
GIRARD NAPA VALLEY	1077 DUNAWREAL LN	39,604	-	200,000	APPT	294	9	25
AUBERT WINERY (Calistoga)	333 SILVERADO TRL			23,800				4
BRIAN ARDEN (Calistoga)	331 SILVERADO TRL			23,800	PUB		6	

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Winery Comparison (150,000 to 240,000 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
PARADUXX VINEYARDS	32,909	-	200,000	0	840	43,680	13,130	160	56,810	45.56	valley floor
CUVAISON CARNEROS	35,000	25,000	155,048	75	525	27,300	-	0	27,300	206	Carneros
QUINTESSA WINERY	30,430	17,000	180,000	100	500	26,000	570	13	26,570	17.66	valley floor
ALTAMURA VINEYARDS	30,232	-	250,000	10	150	7,800	240	8	8,040	42.72	Wooden Valley
SOMERSTON WINERY	34,477	18,045	150,000	8	56	2,912	496	8	3,408	261.63	hillside
FROGS LEAP WINERY	38,568	-	240,000	50	350	18,200	900	36	19,100	38.92	valley floor
SUTTER HOME WINERY	41,000	-	200,000	0	3500	182,000	-	0	-	0	valley floor
AVERAGE CALCULATION	34,659	8,578	196,435	35	846	43,985	2,191	32	20,175	87.50	
MEDIAN CALCULATION	34,477	-	200,000	10	500	26,000	496	8	8,040	38.92	
GIRARD NAPA VALLEY (PROPOSED)	39,604	-	200,000	42	294	15,288	1,600	9	16,888	26.53	valley floor

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Winery Comparison (175,000 - 225,000 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
BOUCHAINE VINEYARDS	39,588	-	225,000	30	150	1,800	1,452	25	3,252	102.28	Carneros
MICHAEL MONDAVI FAMILY WINERY	28,965	-	240,000	28	51	2,652	-	0	2,652	9.92	Carneros
CLOS PEGASE INC	24,100	19,000	200,000	0	725	37,700	-	0	37,700	20.39	valley floor
FAR NIENTE WINERY	18,000	39,000	175,000	0	500	26,000	21,550	832	47,550	13	valley floor
PROVENANCE VINEYARDS	39,925	-	180,000	25	65	3,380	3,600	36	6,980	60.65	valley floor
GROTH WINERY AND OAKCROSS VINEYARDS	49,480	-	200,000	0	180	9,360	5,400	77	14,760	63.09	valley floor
SCHRAMSBERG VINEYARDS WINERY	40,645	54,071	180,000	96	672	34,944	1,730	42	36,674	39.3	hillside
SHAFER VINEYARDS	33,630	8,900	200,000	0	105	3,750	1,720	29	5,470	8.5	hillside
SILVER OAK WINE CELLARS	75,000	-	210,000	500	3,000	156,000	18,280	312	174,280	22.54	valley floor
SILVERADO HILL VINEYARD LLC	27,454	-	200,000	70	490	25,480	3,612	126	29,092	35.68	valley floor
WHITEHALL LANE WINERY	34,227	-	200,000	250	600	31,200	4,800	60	36,000	25.28	valley floor
AVERAGE CALCULATION	37,365	10,997	200,909	91	594	30,206	5,649	140	35,855	36.42	
MEDIAN CALCULATION	34,227	-	200,000	28	490	25,480	3,600	42	29,092	25.28	
GIRARD NAPA VALLEY (PROPOSED)	39,604	-	200,000	42	294	15,288	1,600	9	16,888	26.53	valley floor