

Tench Winery
Permit # P15-00001-UP P15-00283-VIEW

APN 031-070-006

Summary of Location and Operation Criteria

LOCATIONAL CRITERIA	STAFF COMMENTS
Size of Parcel	60.86 acres
Proximity of Nearest Residence	715 feet
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	Yes, Eastbound approach Silverado Trail/Oakville Cross Road LOS F during PM peak hours
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	Yes, Silverado Trail
Result in the Loss of Sensitive Habitat	Disturbance of approximately 0.78 acres of oak woodland and replanting of oak trees at 2:1 ratio
OPERATIONAL CRITERIA	STAFF COMMENTS
Napa Green Certified or Other Related Program	Intends to become Napa Green Certified winery
Percentage of Estate Grapes Proposed	66.00%
Number of Proposed Variances	None
Wastewater Processed On-Site	Yes
Voluntary Greenhouse Gas Emission Reduction Measures Proposed	Yes, 10 measures incorporated such as solar panels on roof of winery building and installation of cool or green roof
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, native drought tolerant landscaping and water efficient fixtures proposed
Existing Vineyards Proposed to be Removed	No
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	No
New Vineyards Plantings Proposed	No
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 031-070-006

Name	Address	Bldg Size	Cave Size	Production	Tours/ Tastings	Weekly Visitors	Number of Marketing Events	Employees
MINER FAMILY WINERY	7850 Silverado Trail	19,500	22,000	300,000	PUB	0	70	12
OAKVILLE RANCH	7781 Silverado Trail	2,354	N/A	5,000	TST APPT	3	0	2
DALLA VALLE VINEYARDS	7776 Silverado Trail	5,400	N/A	20,000	NO	0	0	3
PLUMP JACK WINERY	620 Oakville Cross Road	7,574	N/A	25,000	PUB	140	0	5
RUDD ESTATE WINERY	7717 Silverado Trail	10,088	22,000	75,000	APPT	250	33	15
GROTH WINERY AND OAKCROSS VINEYARDSS	750 Oakville Cross Road	49,480	N/A	200,000	APPT	180	77	24
VILLA RAGAZZI	7878 Money Road	916	N/A	20,000	TST APPT	0	0	2
SCREAMING EAGLE WINERY	7557 Silverado Trail	22,333	16,000	20,000	TST APPT	15	0	5
VINE CLIFF WINERY	7400 Silverado Trail	7,780	15,000	48,000	APPT	0	134	8
SILVER OAK WINE CELLARS	915 Oakville Cross Road	75,000	N/A	210,000	PUB	3,000	312	50
GARGIULO WINERY	575 Oakville Cross Road	4,420	N/A	20,000	APPT	70	12	2
TWO ROCKS WINERY	135 Long Ranch Road	6,950	20,682	50,000	APPT	15	13	4
NEMEREVER WINERY	711 Oakville Cross Road	4,092	3,356	10,000	APPT	24	6	1
B CELLARS	701 Oakville Cross Road	21,552	22,946	45,000	APPT	250	16	10
SWANSON WINERY	7711 Money Road	46,100	N/A	100,000	APPT	1,400	119	30

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Winery Comparison (40,000 to 45,000 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
EAGLES TRACE	26099	0	40000	15	20	1040	360	16	1400	40	hillside
JARVIS VINEYARDS	20424	51724	40000	50	350	18200	0	0	18200	124	hillside
ROBERT BIALI VINEYARDS	19706	25000	40000	4	10	520	200	2	720	10.84	valley floor
SHIFFLETT ESTATE WINERY	3000	0	40000	20	56	2912	510	14	3422	46.2	valley floor
B CELLARS	21552	22946	45000	60	250	13000	860	16	13860	11.53	valley floor
AVERAGE CALCULATION	18156	19934	41000	30	137	7134	386	10	7520	46.51	
MEDIAN CALCULATION	20424	22946	40000	20	56	2912	360	14	3422	40.00	
TENCH WINERY	6779	6245	42840	14	98	5096	150	3	5246	60.86	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
BENESSERE	9994	0	40000	0	4	208	0	0	208	42.61	valley floor
NEYERS VINEYARDS WINERY	8000	6800	40000	0	0	0	0	0	0	29.31	hillside
SWANSON VINEYARDS	8480	0	42500	20	100	5200	0	0	5200	1.32	valley floor
AVERAGE CALCULATION	8825	2267	40833	7	35	1803	0	0	1803	24.41	
MEDIAN CALCULATION	8480	0	40000	0	4	208	0	0	5200	1.32	
TENCH WINERY	6779	6245	42840	14	98	5096	150	3	5246	60.86	valley floor