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Winery Comparison Analysis

Saddleback Cellars
Permit #P16-00266-MOD
Summary of Location and Operation Criteria

LOCATIONAL CRITERIA	STAFF COMMENTS
Size of Parcel	16.96
Proximity of Nearest Residence	125 feet
Number of Wineries Located Within One Mile	8
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	None
Primary Road a Dead End	Yes
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	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	No
Percentage of Estate Grapes Proposed	100%
Number of Proposed Variances	One - 300 winery setback for addition
Wastewater Processed On-Site	Yes

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Voluntary Greenhouse Gas Emission Reduction Measures Proposed	energy conserving lighting; bicycle incentives; process water will be treated on-site and used to irrigate the existing vineyards or on-site landscaping; install water efficient fixtures; continue low impact development since the proposed new restroom would be constructed on previously disturbed portions of the site and minimal vineyard removal will be required for the improved wastewater system; implement a sustainable purchasing and shipping programs; and will limit the amount of grading to expansion of the existing driveway and parking area. The applicant indicates that the south-facing roof of the winery building is fitted with PV panels, generating on-site renewal energy; they have planted shade trees within 40 feet of the south side of the building elevation; they have installed an Electrical Vehicle charging station; and they use locally produced foods.
Vanpools, Flexible Work Shifts, Shuttles, or Other Traffic Congestion Management Strategies Proposed	none
Violations Currently Under Investigation	Resolve with Use Permit Approval
High Efficiency Water Use Measures Proposed	Yes
Existing Vineyards Proposed to be Removed	.25 acres-improved waste disposal system
On-Site Employee or Farmworker Housing Proposed	None
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

