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Winery Comparison Analysis

Benessare Vineyards Winery
Permit #P16-00432
Summary of Location and Operation Criteria

LOCATIONAL CRITERIA	STAFF COMMENTS
Size of Parcel	42.61 acres
Proximity of Nearest Residence	±700 ft. northwest of the winery
Number of Wineries Located Within One Mile	18
Located Within the Napa Valley Business Park (AKA Airport Industrial Area)	n/a
Primary Road Currently or Projected to be Level of Service D or Below	no
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	yes
Result in the Loss of Sensitive Habitat	no
OPERATIONAL CRITERIA	STAFF COMMENTS
Napa Green Certified or Other Related Program	Napa Green Land and Fish Friendly Farming Program
Percentage of Estate Grapes Proposed	100%
Number of Proposed Variances	none
Wastewater Processed On-Site	yes
Voluntary Greenhouse Gas Emission Reduction Measures Proposed	Evaluating solar panel options; participating in habitat restoration or new vegetation; energy-conserving lighting; bicycle incentives with existing bicycle racks; recycling 75% of all waste; existing shade trees within 40 feet of the south side of the building; certified in the "Napa Green Land and Fish Friendly Farming Program"; to become a certified Green Business or "Napa Green Winery; use recycled materials; use local food; use 70%-80% cover crop; retain biomass removal by chipping reusing materials rather than burning on-site.
Vanpools, Flexible Work Shifts, Shuttles, or Other Traffic Congestion Management Strategies Proposed	visitation appointments will be scheduled so that no more than nine vehicles leave the winery during the weekend peak hours of 2:00 pm -3:00 pm.
Violations Currently Under Investigation	None
High Efficiency Water Use Measures Proposed	No
Existing Vineyards Proposed to be Removed	0.1 acre for required access road improvements

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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 022-032-011

Name	Address	Bldg Size	Cave Size	Production	Tours/ Tastings	Weekly Visitors	Number of Marketing Events	Employees
Name	StreetAddr	BldSz_Curr	CaveSize	Prod_Curr	Tour_Tast	Visit_Week	Visit_NmEv	emplyeeNum
CASA NUESTRA	3473 SILVERADO TRL	3420	0	5000	APPT	100	3	7
CHATEAU BOSWELL	3468 SILVERADO TRL	7200	10860	48000	PUB	210	0	4
EL MOLINO WINERY	3315 N ST HELENA HWY	5500	0	3000	NO	0	0	2
FRANK FAMILY VINEYARDS	1091 LARKMEAD LN	102570	0	564500	PUB	2050	118	29
SABINA VINEYARDS	3291 N ST HELENA HWY	1600	0	8000	NO	0	0	2
ROMBAUER VINEYARDS	3522 SILVERADO TRL	46610	26340	450000	APPT	2000	51	18
COOK FAMILY WINERY	264 N FORK CRYSTAL SPRINGS RD	2789	0	20000	TST APPT	34	0	4
TUDAL WINERY	1015 BIG TREE RD	1248	0	3500	APPT	0	0	0
TURLEY WINE CELLARS	3358 ST HELENA HWY	13171	0	65000	APPT	75	9	4
WERMUTH WINERY/RANCHO DE LAS	3942 SILVERADO TRL	775	0	20000	PUB	100	0	0
DANCING HARES VINEYARD		4086	4885	15000	APPT	16	5	2
MADRIGAL VINEYARDS	3718 N ST HELENA HWY	7617	0	36000	APPT	20	7	5
MASKED MAN WINERY	3750 SILVERADO TRL	3040	0	8000	APPT	10	7	1
EHREN JORDAN WINE CELLARS	3528 SILVERADO TRL N	15000	13276	25000	APPT	10	5	2
LARKMEAD VINEYARDS	1100 LARKMEAD LN	18047	0	75000	APPT	800	51	25
SODHANI WINERY		0	7150	12000	NO	0	0	4
HUNNICUTT WINERY	3520 SILVERADO TRL	11237	14100	60000	APPT	168	56	4
MENDING WALL WINERY	3730 SILVERADO TRL	33630	0	60000	APPT	210	18	10
BENESSERE	1010 BIG TREE RD	12,015	0	40000	APPT	4	0	3

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Winery Comparison 40,000-45,000 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
REYNOLDS WINERY	10,066	0	40,000	40	280	14,560	1,906	52	16,466	13.45	hillside
SHIFFLETT RANCH AND VINEYARD	3,000	0	40,000	20	56	2,912	510	14	3,422	46.2	valley floor
B CELLARS	21,552	22,946	45,000	80	450	23,400	2,235	71	25,635	11.53	valley floor
CEJA VINEYARDS	31,758	0	45,000	24	168	1,176	4,485	56	5,661	10.42	Carneros
TENCH WINERY	6,779	6,245	42,840	14	98	5,264	150	3	5,414	60.86	valley floor
FLYNNVILLE WINE COMPANY	26,200		40,000	25	175	9,100	150	6	9,250	10.09	valley floor
JARVIS VINEYARDS	20,424	51,724	40,000	50	350	18,200	0	0	18,200	124	hillside
AVERAGE CALCULATION	17,111	13,486	41,834	36	225	10,659	1,348	29	12,007	39.51	
MEDIAN CALCULATION	20,424	3,123	40,000	25	175	9,100	510	14	7,456	35.64	
BENESSERE (Approved)	12,015	0	40,000	0	4	208	0	0	208	42.61	valley floor
BENESSERE (Existing)	12,015	0	40,000	13/28	91/196	4,732/10,192	480	4	208	42.61	valley floor
BENESSERE (Proposed)	12,015	0	44,000	60	300	15,600	1,760	52	17,360	42.61	valley floor

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Winery Comparison 40,000 - 45,000 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
EAGLES TRACE	26,099	0	40,000	15	20	1,040	360	16	1,400	40.00	hillside
BALDACCI FAMILY VINEYARDS	7,474	18,644	40,000	100	700	36,400	1,420	34	37,820	28.72	valley floor
SWANSON VINEYARDS	8,480	0	42,500	20	100	5,200	0	0	5,200	1.32	valley floor
AVERAGE CALCULATION	14,018	6,215	40,833	45	273	14,213	593	17	14,807	23.35	
MEDIAN CALCULATION	8,480	0	40,000	20	100	5,200	360	16	5,200	1.32	
BENESSERE (Approved)	12,015	0	40,000	0	4	208	0	0	208	42.61	valley floor
BENESSERE (Existing)	12,015	0	40,000	13/28	91/196	4,732/10,192	480	4	208	42.61	valley floor
BENESSERE (Proposed)	12,015	0	44,000	60	300	15,600	1,760	52	17,360	42.61	valley floor
NO VISITATION WINERIES											
NEYERS VINEYARDS WINERY	8,000	6,800	40,000	0	0	0	0	0	0	29.31	hillside

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Summary of Changes

VISITATION:			
Approved	Existing (By appointment)	Proposed (by appointment)	
Visitors/Day (none approved)	13/day (weekday); 28/day (weekend)	60 Visitors/Day	Net increase of 60 Visitors/Day
4 Visitors/Week (No Tours or Tasting)	121/week	300 Visitors/Week maximum	Net increase of 296 Visitors/Week
208 Visitors/Year (No Tours or Tasting)	6,292/year	15,600 visitors/year	Net increase of 15,392Visitors/Year
MARKETING PROGRAM			
none established	4 events/year, maximum 120 guests	24 events / year, maximum 10 guests	n/a
		24 events/year, maximum 25 guests	n/a
		4 events/year, maximum 80 guests	n/a
		4 events/year, maximum 120 guests	n/a
0 Total Events	4 Total Events	56 Total Events	Net increase 52 Total Events
0 Total Marketing Guests/Year	480 guests/year	1,640 guests/year	Net increase 1,160 guests
EMPLOYEES			
Two part-time employees; two seasonal employees	Two full-time employees; two part-time employees	five full-time; five part time employees	Net increase of three full time; three part-time
PRODUCTION			
40,000 gallons/yr	40,000 gallons/yr	44,000 gallons/yr	4,000 gallon net increase