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Winery Comparison Analysis

Hendry Winery, Use Permit Major Modification
Application No. P15-00173-MOD
Wineries Within One Mile of APN 035-120-031

Name	Address	Bldg Size	Cave Size	Production	Tours/ Tastings	Weekly Visitors	Number of Marketing Events	Employees
PHOENIX VINEYARDS	3171 DRY CREEK RD	2580	0	5000	TST APPT	0	0	2
ANTHEM WINERY AND VINEYARDS	3454 REDWOOD RD	1680	0	30000	NO	0	52	0
FRISINGER VINEYARDS	2275 DRY CREEK RD	1008	5000	20000	NO	0	0	2
OLNEY FAMILY WINERY	2253 DRY CREEK RD	19237	15000	25000	APPT	70	12	4
REID FAMILY VINEYARDS	(In Napa City limits)	Permit Data Not Available						

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Summary of Location and Operation Criteria

LOCATIONAL CRITERIA	STAFF COMMENTS
Size of Parcel	60.7 acres
Proximity of Nearest Residence	1,400 feet south of winery building
Number of Wineries Located Within One Mile	5 (including one in Napa city limits for which the county does not have permit information)
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	Redwood Road (WB) is LOS D with and without the project in the PM peak. Tours and tastings would end by 4:00 p.m., before the start of the weekday PM peak hour.
Primary Road a Dead End	No
Located Within a Flood Zone	Some planted portions of property are within flood zone of Redwood Creek; winery building is outside of 100- and 500-year flood zones.
Located Within a Municipal Reservoir Watershed	No
Located Within a State Responsibility Area or Fire Hazard Severity Zone	Property in Local Responsibility Area and Moderate fire hazard severity zone.
Located Within an Area of Expansive Soils	Pleasanton loam, 2 to 5 percent slopes, has moderate shrink-swell potential.
Located Within a Protected County Viewshed	No
Result in the Loss of Sensitive Habitat	No - no new buildings proposed.
OPERATIONAL CRITERIA	STAFF COMMENTS
Napa Green Certified or Other Related Program	No
Percentage of Estate Grapes Proposed	100
Number of Proposed Variances	None
Wastewater Processed On-Site	Yes
Voluntary Greenhouse Gas Emission Reduction Measures Proposed	7
Vanpools, Flexible Work Shifts, Shuttles, or Other Traffic Congestion Management Strategies Proposed	None
Violations Currently Under Investigation	Winery operators are exceeding currently permitted visitation levels. The requested Major Modification would remedy this violation.
High Efficiency Water Use Measures Proposed	None
Existing Vineyards Proposed to be Removed	None
On-Site Employee or Farmworker Housing Proposed	None

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OPERATIONAL CRITERIA	STAFF COMMENTS
Site Served by a Municipal Water Supply	Single-family residence on property receives water from the city of Napa. Water to the winery is currently drawn from an off-site well and proposed to be drawn from a new, on-site well.
Site Served by a Municipal Sewer System	No
Recycled Water Use Proposed	No
New Vineyards Plantings Proposed	None
Hold & Haul Proposed: Temporary (Duration of Time) or Permanent	No
Trucked in Water Proposed	No

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Winery Comparison (60,000 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
BURGESS CELLARS	17092	0	60000	N/A	N/A	N/A	N/A	N/A	N/A	29.97	hillside
TRUCHARD VINEYARDS	1632	8438	60000	35	100	5200	1865	175	7065	9.95	carneros
BELL WINE CELLARS	11409	0	60000	100	250	12820	1760	28	14580	7.84	valley floor
ELYSE WINERY	6650	0	60000	6	24	1248	N/A	N/A	1248	2.5	valley floor
ATALON WINERY	12100	0	60000	10	20	1040	N/A	N/A	1040	25.98	valley floor
STAGS LEAP WINERY (DOUMANI 1)	20739	3200	60000	40	280	14560	N/A	N/A	14560	10.17	hillside
ARKENSTONE VINEYARDS	15528	25000	60000	30	210	10920	708	18	11628	42.53	Angwin
HUNNICUTT WINERY	11237	14100	60000	32	168	8736	2720	56	11456	15.1	hillside
TAMBER BEY VINEYARDS	26372	0	60000	20	140	7280	1360	3	8640	22.41	valley floor
MENDING WALL (SILVERADO TRAIL WINERY)	33630	0	60000	60	210	10920	1020	18	11940	20.89	valley floor
FLYNNVILLE WINERY	24000	0	60000	25	175	9100	750	15	9850	10.09	valley floor
AVERAGE CALCULATION	16399	4613	60000	36	158	8182	1455	45	9201	17.95	
MEDIAN CALCULATION	15528	0	60000	31	172	8918	1360	18	10653	15.10	
HENDRY WINERY	19923	0	59000	20	140	7280	750	13	8030	60.7	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
FREEMARK ABBEY	30232	0	60000	257	1800	93600	N/A	N/A	93600	3.11	hillside
SINEGAL ESTATE WINERY	7025	13200	60000	21	120	6240	780	56	7020	30	valley floor
AVERAGE CALCULATION	18629	6600	60000	139	960	49920	780	56	50310	16.56	
MEDIAN CALCULATION	18629	6600	60000	139	960	49920	780	56	50310	16.56	
HENDRY WINERY	19923	0	59000	20	140	7280	750	13	8030	60.7	valley floor

