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Winery Comparison Analysis

Envy Wines Winery
Major Modification P18-00071-MOD & RSS Exception
Planning Commission Hearing Date – October 16, 2019

Envy Wines
Major Modification, Permit #P18-00071-MOD
Locational and Operational Criteria

LOCATIONAL CRITERIA	STAFF COMMENTS
Size of Parcel	18.76
Proximity of Nearest Residence	500 feet to the east and 700 feet to the south
Number of Wineries Located Within One Mile	12
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	No
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	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	Approximately 4.5% of 100,000 gallons
Number of Proposed Variances	None
Wastewater Processed On-Site	Existing System Installed
Voluntary Greenhouse Gas Emission Reduction Measures Proposed	Yes; 4 Measures Existing; 7 Measure Proposed
Vanpools, Flexible Work Shifts, Shuttles, or Other Traffic Congestion Management Strategies Proposed	Yes, Implements a VMT reduction plan through employee incentives, employee carpool/vanpool, priority parking for efficient transportation, provides bicycle riding incentives and use of bus transportation for larger marketing events (29.1 % change VMT). Participates in the bike tours within the City of Calistoga
Violations Currently Under Investigation	No
High Efficiency Water Use Measures Proposed	Yes; water efficient landscape and fixtures existing
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

Envy Wines Winery
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Wineries within One Mile of APN 017-210-027

Name	Address	Bldg Size	Cave Size	Production	Tours/ Tastings	Weekly Visitors	Number of Marketing Events	Employees
VINCENT ARROYO WINERY	2361 GREENWOOD AVE	9586	0	70000	APPT	350	20	10
CHATEAU MONTELENA WINERY	1429 TUBBS LN	18162	25900	128000	PUB	0	20	20
ATALON WINERY	3299 BENNETT LN	12100	0	60000	APPT	20	0	4
SUMMERS WINERY	1171 TUBBS LN	13948	0	100000	APPT	140	8	3
BENNETT LANE WINERY	3340 STATE HIGHWAY 128	17550	0	50000	APPT	200	55	3
COQUEREL FAMILY WINERY	3180 STATE HIGHWAY 128	12741	0	75000	APPT	175	67	6
TWO SISTERS WINERY	NO SITE ADDRESS	9040	0	15000	APPT	10	5	2
TAMBER BAY WINEVARDS	1251 TUBBS LN	26372	0	60000	APPT	140	3	4
TEDESCHI WINERY	2779 GRANT LN - CITY OF CALISTOGA		0	4760	NO	24	0	0
VINCENT ARROYO WINERY #2	2280 GREENWOOD AV - CITY OF CALSITOGA	4714	0	9520	APPT	0	0	0
BRAGG VINEYARDS	2020 CEDAR ST - CITY OF CALISTOGA		0	0	APPT	0	0	0
CALISTOGA ARTISAN VILLAGE	NO SITE ADDRESS	9144	0	48000	APPT	240	8	16

Envy Wines Winery
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Winery Comparison 100,000 gallons per year

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
KENT RASMUSSEN WINERY	18554	0	100000	48	336	17472	2177	64	19649	5.67	Hillside
KENT RASSMUSSEN WINERY CARNEROS ESTATES	17162	0	100000	24	168	8736	1602	54	10338	11.55	Carneros
SUMMERS WINERY	13948	0	100000	20	140	7280	240	8	7520	25.3	Valley Floor
KELHAM WINERY	16596	0	100000	20	140	7280	180	6	7760	10.9	Valley Floor
ASHES AND DIAMONDS	38419	0	100000	400	2800	145600	5616	236	151216	30.21	Valley Floor
ELEVEN ELEVEN WINES	24200	0	100000	20	140	7280	345	9	7625	11.65	Valley Floor
PAHLMAYER WINERY	56057	0	100000	20	70	3640	1490	7	5130	221.8	Hillside
ROUND POND WINERY	33755	0	100000	60	360	18720	12300	30	31020	46.23	Valley Floor
SWANSON WINERY	46100	0	100000	200	1400	72800	30834	119	103634	73.99	Valley Floor
CORONA WINERY	31428	0	100000	48	280	14560	2428	80	16988	49.05	Valley Floor
LMR RUTHERFORD ESTATE WINERY	21504	0	100000	50	330	17160	1400	32	18560	29.57	Valley Floor
MOUNTAIN PEAK	8046	33424	100000	60	275	14300	275	3	14575	41.76	Hillside
TRUCHARD FAMILY WINERY	33702	0	100000	40 (M-F)/60(S-SU)	320	16640	1320	28	17960	11.52	Carneros
Davis Estates	28771	24170	100000	75 - 200*	250 - 800*	27475	5400	39	32875	114.32	Hillside
AVERAGE CALCULATION	27732	4114	100000	81	520	27067	4686	51	31775	48.82	
MEDIAN CALCULATION	26486	0	100000	48	280	15600	1546	31	17474	29.89	
Envy Wines (Existing)	12608	0	50,000	25	175	9100	1460	26	19660	18.76	Valley floor
Envy Wines (Proposed)	12608	0	100,000	25	175	9100	1460	26	19660	18.76	Valley floor

* 200 Visitors/Day (800/Week) June 1 to Oct. 31
100 Visitors/Day (350/Week) Nov. 1 to Nov. 31
100 Visitors/Day (350/Week) Feb. 1 to May 31
75 Visitors/Day (250/Week) Dec. 1 to Jan. 31

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PUBLIC WINERY PERMITS (PRE WDO)

Name	Bldg Size	Cave Size	Production	Daily Visitors	Weekly Visitors	Annual Visitors	Annual Marketing Visitors	Number of Marketing Events	Total Visitors	Acres	Location
BLACK STALLION	43600	0	100000	50	350	18200	N/A	N/A	18200	11.28	Valley floor
TRINCHERO NAPA VALLEY	35211	2296	100000	0	930	48360	1100	11	49460	21.03	Hillside
ANDRETTI WINERY	15500	0	100000	20	100	5200	N/A	N/A	5200	52.98	Valley floor
MONTICELLO CELLARS (CORLEY FAMILY)	11500	0	100000	12	84	4368	N/A	N/A	4368	81.28	Valley floor
MOSS CREEK WINERY	7600	15500	100000	100	600	31200	N/A	N/A	31200	21.09	Hillside
ALPHA OMEGA WINERY	17419	0	100000	400	0	50800	2800	N/A	53600	10.79	Valley floor
DARIOUSH WINERY	21252	0	100000	100	400	20800	5280	428	26080	31.49	Valley floor
MOUNTAIN PEAK	8046	33424	100000	60	275	14300	275	3	14575	41.76	Hillside
AVERAGE CALCULATION	20016	6403	100000	93	218	24154	2364	147	25335	34	
MEDIAN CALCULATION	16460	0	100000	55	313	4368	1950	11	22140	26	
Envy Wines (Existing)	12608	0	50,000	25	175	9100	1460	26	19660	18.76	Valley floor
Envy Wines (Proposed)	12608	0	100,000	25	175	9100	1460	26	19660	18.76	Valley floor

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