

Nickel and Nickel Winery
Use Permit Major Modification, Application No. P17-00400-MOD
Summary of Location and Operation Criteria

LOCATIONAL CRITERIA	STAFF COMMENTS
Size of Parcel	34.64 acres
Proximity of Nearest Residence	±600 feet from proposed areas of grading
Number of Wineries Located Within One Mile	11
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 (State Route 29)
Primary Road a Dead End	No
Located Within a Flood Zone	Yes. Existing vineyards are within 100-year floodzone. The on-site pond is within the 500-year floodzone, but pond top of bank is above flood elevation. No existing or proposed winery buildings are in a floodzone.
Located Within a Municipal Reservoir Watershed	No
Located Within a State Responsibility Area or Fire Hazard Severity Zone	Local Responsibility Area - Low
Located Within an Area of Expansive Soils	Yes - Moderate
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	None (Variance No. 98403 for reduced winery building setback from State highway was previously approved in 1999.)
Wastewater Processed On-Site	Yes
Voluntary Greenhouse Gas Emission Reduction Measures Proposed	Continued generation of on-site renewable energy using photovoltaic array; VMT reduction plan (existing and proposed to continue) consisting of employee carpool cash incentive program, visitor group shuttles, and work-from-home opportunities for administrative winery employees; cool roofs on existing and proposed buildings; recycling and composting 75 percent of waste and food and garden material; proposed electric vehicle charging station.
Vanpools, Flexible Work Shifts, Shuttles, or Other Traffic Congestion Management Strategies Proposed	Yes
Violations Currently Under Investigation	None

“J”

Winery Comparison Analysis

Nickel & Nickel Winery, Use Permit Major Modification
Application No. P17-00400-MOD
Planning Commission Hearing, September 16, 2020

Nickel and Nickel Winery
Use Permit Major Modification, Application No. P17-00400-MOD
Summary of Location and Operation Criteria

High Efficiency Water Use Measures Proposed	Yes - Existing winery has water-efficient fixtures and landscape. Proposed project includes on-site treatment and reuse of treated sanitary wastewater for vineyard irrigation.
Existing Vineyards Proposed to be Removed	None
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	Yes (see above)
New Vineyards Plantings Proposed	Yes - Vineyard acreage would increase from 19.24 to 19.64 acres due to solar array relocation.
Hold & Haul Proposed: Temporary (Duration of Time) or Permanent	No
Trucked in Water Proposed	No

Nickel and Nickel Winery
Use Permit Major Modification, Application No. P17-00400-MOD
Wineries Within One Mile of APN 031-010-013

Name	Address	Bldg Size	Cave Size	Production	Tours/ Tastings	Weekly Visitors	Number of Marketing Events	Employees
SWANSON VINEYARD	1271 MANLEY LN	3984	0	42500	APPT	100	0	4
ROBERT MONDAVI WINERY	7801 ST HELENA HWY	101130	0	3000000	PUBLIC	4025	474	331
DEL BONDIO WINERY	1315 BELLA OAKS LN	7000	0	38000	PVT	3	0	1
FOLEY JOHNSON WINERY	8360 ST HELENA HWY	7000	0	20000	APPT	350	56	5
SEQUOIA GROVE VINEYARDS	8338 ST HELENA HWY	5500	0	150000	PUBLIC	600	22	28
ST SUPERY VINEYARDS & WINERY	8440 ST HELENA HWY	93750	0	450000	PUBLIC	0	0	20
TURNBULL WINE CELLARS	8210 ST HELENA HWY	1500	0	250000	APPT	400	22	8
CAKEBREAD CELLARS	8300 ST HELENA HWY	11230	0	500000	APPT	3240	732	64
OPUS ONE WINERY	7900 ST HELENA HWY	60000	0	250000	APPT	1450	35	78
NAPA WINE CO	1187 OAKVILLE CROSS RD	11525	0	4000000	APPT	340	3	35
ONE HOPE WINERY	8305 ST HELENA HWY	15006	0	20000	APPT	100	38	9
NICKEL & NICKEL WINERY (Approved)	8164 ST HELENA HWY	63447	0	125000	APPT	350	161	27
NICKEL & NICKEL WINERY (Existing)	8164 ST HELENA HWY	63447	0	125000	APPT	350	161	73
NICKEL & NICKEL WINERY (Proposed)	8164 ST HELENA HWY	75627	0	225000	APPT	1440	164	73

Nickel and Nickel Winery
Use Permit Major Modification, Application No. P17-00400-MOD
Winery Comparison (200,000 to 250,000 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
GIRARD NAPA VALLEY	39604	0	200000	42	294	15288	1600	9	16888	27	Valley Floor
GROTH WINERY AND OAKCROSS VINEYARD	49480	0	200000	0	180	9360	5400	77	14760	63	Valley Floor
SHAFFER VINEYARDS	33630	8900	200000	0	105	3750	1720	29	5470	9	Hillside
SILVERADO HILL VINEYARD LLC	27454	0	200000	70	490	25480	3612	126	29092	36	Valley Floor
GATEWAY EAST WINERY (NVBP)	83136	0	230000	30	210	25550	1300	13	26850	6	NVBPSP
AVERAGE CALCULATION	46661	1780	206000	28	256	15886	2726	51	18612	28	
MEDIAN CALCULATION	39604	0	200000	30	210	15288	1720	29	16888	27	
NICKEL & NICKEL WINERY (Approved)	63447	0	125000	75	350	18200	4550	161	22750	31	Valley Floor
NICKEL & NICKEL WINERY (Existing)	63447	0	125000	75	350	18200	4550	161	22750	31	Valley Floor
NICKEL & NICKEL WINERY (Proposed)	75627	0	225000	260	1440	74880	7350	164	82230	31	Valley Floor

Nickel and Nickel Winery
Use Permit Major Modification, Application No. P17-00400-MOD
Winery Comparison (200,000 to 250,000 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
WHITEHALL LANE WINERY	34227	0	200000	250	600	31200	4800	60	36000	25	Valley Floor
SUTTER HOME WINERY	41000	0	200000	0	3500	182000	0	0	182000	1	Valley Floor
SILVER OAK WINE CELLARS	75000	0	210000	500	3000	156000	18280	210	174280	23	Valley Floor
BOUCHAINE VINEYARDS	44485	0	225000	250	1150	44850	7870	136	52720	102	Carneros
CLOS PEGASE INC	24100	190000	200000	0	725	37700	0	0	37700	20	Valley Floor
AVERAGE CALCULATION	43762	38000	207000	200	1795	90350	6190	81	96540	34.20	
MEDIAN CALCULATION	41000	0	200000	250	1150	44850	4800	60	52720	23.00	
NICKEL & NICKEL WINERY (Approved)	63447	0	125000	75	350	18200	4550	161	22750	31	Valley Floor
NICKEL & NICKEL WINERY (Existing)	63447	0	125000	75	350	18200	4550	161	22750	31	Valley Floor
NICKEL & NICKEL WINERY (Proposed)	75627	0	225000	260	1440	74880	7350	164	82230	31	Valley Floor

Nickel and Nickel Winery
Use Permit Major Modification, Application No. P17-00400-MOD
Summary of Project Changes

APPROVED	EXISTING	PROPOSED
EMPLOYEES APPROVED	EMPLOYEES EXISTING	PROPOSED EMPLOYEES
21 Full time	67 Full-time	67 Full-time
6 Part-time/seasonal	6 Part-time/seasonal	6 Part-time/seasonal
Total	Total	Total
27 Employees	73 Employees	73 Employees
VISITATION	VISITATION	VISITATION
Tours and Tastings: 75 daily max., by appointment	Same as Approved	Tours and Tastings: 260 daily max., 1,440 weekly max., by appointment
Food and Wine Pairings: 20 percent of daily tours/tastings	Same as Approved	No change
MARKETING PROGRAM	MARKETING PROGRAM	MARKETING PROGRAM
Small Event: 3/week, 25 people max. per event = 3900	Same as Approved	Small Event: 3/week, 25 people max. per event = 3900
Wine Marketing Event: 4/year, 100 people max. per event = 400		Wine Marketing Event: 4/year, 100 people max. per event = 400
Wine Auction Event: 1/year, 250 people max. = 250		Wine Auction Event: 1/year, 250 people max. = 250
		Large Event: 2/year, 900 people max. per event = 1800
		Large Event: 1/year, 1000 people max. = 1000
Total	Total	Total
Total annual marketing events = 161	Same as Approved	Total annual marketing events = 164
Total annual marketing guests = 4550	Same as Approved	Total annual marketing guests = 7350; increase of 2800/year