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Winery Comparison Analysis & Summary of Changes

Shadybrook Estate Winery Major Modification

#P20-00158-MOD

Summary of Location and Operation Criteria

LOCATIONAL CRITERIA	STAFF COMMENTS
Size of Parcel	11.37 acres
Proximity of Nearest Residence	1,000 feet
Number of Wineries Located Within One Mile	Five (5)
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	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	100%
Number of Proposed Variances	NONE
Wastewater Processed On-Site	YES
Voluntary Greenhouse Gas Emission Reduction Measures Proposed	13 Measures proposed or already implemented
Vanpools, Flexible Work Shifts, Shuttles, or Other Traffic Congestion Management Strategies Proposed	YES - TDM to be implemented
Violations Currently Under Investigation	P18-00450-MOD addressed violations
High Efficiency Water Use Measures Proposed	YES
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	YES - MST Recycled Water Community Facilities District
New Vineyards Plantings Proposed	NO

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Summary of Location and Operation Criteria

Hold & Haul Proposed: Temporary (Duration of Time) or Permanent	NO
Trucked in Water Proposed	NO

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Winery Comparison (70,000-80,000 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
KULETO VILLA VINEYARDS	18,299	0	75,000	15	0	450	0	0	450	105.95	hillside
BURGESS NAPA CELLARS	14,500	0	75,000	0	0	0	0	0	0	50.64	valley floor
COQUEREL FAMILY WINERY	12,741	0	75,000	25	175	9,100	2,140	67	11,240	19.73	valley floor
FARM COLLECTIVE WINERY	13,865	0	80,000	30	210	10,920	1,300	13	12,220	0.15	industrial
HUDSON VINEYARDS WINERY	35,223	38,240	80,000	120	480	24,960	2,528	82	27,488	166.82	Carneros
VINCENT ARROYO WINERY	9,500	0	70,000	50	350	18,250	1,460	20	19,710	22.62	valley floor
AVERAGE CALCULATION	17,355	6,373	75,833	40	203	10,613	1,238	30	11,851	60.99	
MEDIAN CALCULATION	14,183	0	75,000	28	193	10,010	1,380	17	11,730	36.63	
SHADYBROOK (APPROVED)	14,843	0	70,000	21	147	7,644	270	9	7,914	11.37	MST
SHADYBROOK (PROPOSED)	N/C	0	N/C	50	350	18,200	1,080	18	19,280	11.37	MST

**Shadybrook Estate Winery Major Modification
#P20-00158-MOD
Winery Comparison (70,000-80,000 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
ST CLEMENT VINEYARDS	6,600	0	72,000	0	490	25,480	0	0	25,480	4	hillside
RUDD ESTATE WINERY	10,088	22,000	75,000	80	250	13,000	702	33	13,702	9	valley floor
SILENUS VINTNERS	13,740	0	72,000	70	490	25,480	1,680	18	27,160	10	valley floor
LARKMEAD VINEYARDS	18,047	0	75,000	100	800	41,600	1,740	51	43,340	18	valley floor
BEAUCANON ESTATE	2,805	0	70,000	0	0	0	0	0	0	94	MST
VINCENT ARROYO	9,500	0	70,000	50	350	18,250	1,460	20	19,710	22.62	valley floor
AVERAGE CALCULATION	10,130	3,667	72,333	50	397	20,635	930	20	21,565	26	
MEDIAN CALCULATION	9,794	0	72,000	60	420	21,865	1,081	19	22,595	14	
SHADYBROOK (APPROVED)	14,843	0	70,000	21	147	7,644	270	9	7,914	11.37	MST
SHADYBROOK (PROPOSED)	N/C	0	N/C	50	350	18,200	1,080	18	19,280	11.37	MST

**SHADYBROOK ESTATE WINERY MAJOR MODIFICATION
#P20-00158-MOD
SUMMARY OF CHANGES**

Existing Conditions	Proposed Request	Net Change Analyzed
70,000 Gallons (Authorized Under P18-00450-MOD)	No Change	No Change
21 Visitors/Day	50 Visitors/Day	Net increase of 29 Visitors/Day
147 Visitors/Week	350 Visitors/Week	Net increase of 203 Visitors/Week
7,644 Visitors/Year	18,200 Visitors/Year	Net increase of 10,556 Visitors/Year
Eight (8) Events/Year @ max. 30 guests	Six (6) Events/Year @ 30 guests	
One (1) Wine Auction Event/Year @ max. 30 guests	Six (6) Events/Year @ 50 guests	
	Six (6) Events/Year @ 100 guests	
Nine (9) Total Events	18 Total Events	Net increase 9 Total Events
270 Total Marketing Guests/Year	1,080 Marketing Guests/Year	Net increase of 810 Marketing Guests/Year
Nine (9) full time employees (Authorized Under P18-00450-MOD)	No Change	No Change
Two (2) part-time employees	No Change	No Change
11,655 sf Production Space (1,800 sf Authorized Under P18-00450-MOD)	No Change	No Change
4,060 sf Accessory Space	No Change	No Change
14,843 sf Total Size of Winery	No Change	No Change

**SHADYBROOK ESTATE WINERY MAJOR MODIFICATION
#P20-00158-MOD
WINERIES ON RAPP LANE AND CHATEAU LANE**

	Shadybrook Estate Winery		Italics Winery	Covert Winery (Formerly Chateau 15)	Rapp Equestrian Center
	Existing Condition (P18-00450-MOD)	Proposed Request	Existing Condition	Existing Condition	Authorized Under P18-00197-UP
Production:					Number of Horses:
	70,000 Gallons	No Change	50,000 Gallons	20,000 Gallons	60 Horses at any one time
Visitation:					
	21 Visitors/Day	50 Visitors/Day	20 Visitors/Day	Four (4) Visitors/Day M-F; Eight (8) Visitors/Day S-S	50 Visitors/Day
	147 Visitors/Week	350 Visitors/Week	50 Visitors/Week	36 Visitors/Week	350 Visitors/Week
	7,644 Visitors/Year	18,200 Visitors/Year	2,600 Visitors/Year	1,872 Visitors/Year	18,200 Visitors/Year
Marketing Program:					Horse Related Events:
	Eight (8) Events/Year @ 30 guests	Six (6) Events/Year @ 30 guests	Six (6) Events/Year @ 40 guests	12 Events/Year @ 25 guests	Six (6) Events/Year @ 30 guests
	One (1) Wine Auction Event/Year @ 30 guests	Six (6) Events/Year @ 50 guests	Two (2) Events/Year @ 75 guests	2 Events/Year @ 80 guests	Six (6) Events/Year @ 50 guests
		Six (6) Events/Year @ 100 guests			Six (6) Events/Year @ 100 guests
	Nine (9) Total Events	18 Total Events	Eight (8) Total Events	14 Total Events	18 Total Events
	270 Total Marketing Guests/Year	1,080 Marketing Guests/Year	390 Total Marketing Guests/Year	460 Total Marketing Guests/Year	1,080 Total Event Guests/Year
Employees:					
	Nine (9) full-time employees	No Change	Two (2) Employees (Four (4) - Six (6) at full production)	Three (3) full-time employees	Seven (7) full-time employees
	Two (2) part-time employees	No Change		One (1) part-time employee	Two (2) part-time employees
Hours of Operation:					
	Visitation 9 am-5 pm (M-Su)	No Change	Visitation 10 am - 6 pm (M-Su)	Visitation 10 am - 4 pm (M-Su)	Visitation 8 am - 8 pm (M-Su)