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**Revised
Winery Comparison Chart**

Robert Sinskey Vineyards
Permit P19-00161
Summary of Changes
Table Revised

Permitted Conditions	Existing Conditions/Proposed Request	Net Change to Recognize
Visitation	Revised	Revised
132 Public Visitors/Day	207 Visitors/Day Total. Including: - 132 Public - 75 By-Appointment	75 Visitors/Day
924 Visitors/Week	1,449 Visitors/Week	525 Visitors/Week
48,048 Visitors/Year	75,348 Visitors/Year	27,300 Visitors/Year
Marketing	Updated - Not Previously Requested to Modify	Updated - Not Previously Requested to Modify
Type 1 1. Frequency: 5 times per week (no more than once per day) 2. Maximum number of persons: 50 maximum 3. Time of Day: 9:00 AM to 5:00 PM 4. Days per Week: Seven	Type 1 1. Frequency: 3 times per week (no more than once per day) 2. Maximum number of persons: 50 maximum 3. Time of Day: 9:00 AM to 5:00 PM 4. Days per Week: Seven	Reduces 100 visitors per week
Type 2 and Type 3 Include reference to "catered" dinners	Type 2 and Type 3 Remove reference to "catered" dinners	This change does not impact number of guests, but would allow use of winery commercial kitchen for preparation of food for events.
COA 4.3.e. Any single Marketing or Temporary Event shall not be held on the same day as any other By Appointment Only Tours & Tasting.	In any day/week in which marketing events are held, total guests at the winery, including public visitation, by-appointment visitation, and marketing event guests, shall not exceed a daily maximum of 257 and a total weekly maximum of 1,449.	Places daily and weekly maximum visitation levels. This would potentially require lower visitation levels on some days per week if a marketing event were held.
Employees	No Change from Previous Table	No Change from Previous Table
15 employees - 10 full time - 5 part time	42 employees - 36 full time - 6 part time	27 employees - 26 full time - 1 part time

Robert Sinskey Vineyards
 Permit P19-00161
 Summary of Changes
 Table Revised

FOR REFERENCE December 2, 2020 Table

Permitted Conditions	Existing Conditions/Proposed Request	Net Change to Recognize
Visitation		
132 Public Visitors/Day	257 Visitors/Day - 132 Public - 125 By-Appointment	125 Visitors/Day
924 Visitors/Week	1,799 Visitors/Week	875 Visitors/Week
48,048 Visitors/Year	93,548 Visitors/Year	45,500 Visitors/Year
Employees		
15 employees - 10 full time - 5 part time	42 employees - 36 full time - 6 part time	27 employees - 26 full time - 1 part time

Robert Sinskey Vineyards
Permit P19-00161
Winery Comparison 150,000 - 175,000 Gallons
Table Revised

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
MAXVILLE LAKE WINERY	23,662	23,662	165,000	75	325	16,900	3,600	68	20,500	247.45	Chiles Valley
SOMERSTON WINERY	34,477	34,477	150,000	8	56	2,912	496	8	3,408	261.63	Hillside
BRANDLIN / CUVAISON CARNEROS	37,860	37,860	155,048	180	1,260	65,520	4,240	38	69,760	206	Carneros
SAINTSBURY	11175	0	160,000	95	450	23,400	500	8	23,900	15.83	Carneros
AVERAGE CALCULATION	26,794	24,000	157,512	90	523	27,183	2,209	31	29,392		
MEDIAN CALCULATION	29,070	29,070	157,524	85	388	20,150	2,050	23	22,200		
ROBERT SINSKEY (APPROVED)	15,100	17,500	143,000	132	924	48,048	15,660	302	63,708	11.82	Hillside
ROBERT SINSKEY (EXISTING/PROPOSED)	15,100	17,500	143,000	207	1,449	75,348	10,460	198	85,808	11.82	Hillside

Robert Sinskey Vineyards
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Winery Comparison 150,000 - 175,000 Gallons
Table Revised

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
CADE AT THIRTEENTH	20,822	20,822	150,000	70	60	3,120	1,140	30	4,260	13.99	Angwin
LUNA VINEYARDS	16,480	16,480	150,000	60	420	21,840	2,860	77	24,700	28.11	Valley floor
SEQUOIA GROVE VINEYARDS	31,350	0	150,000	45	600	31,200	3,100	22	34,300	24.26	Valley floor
FAIRVIEW ESTATES WINERY	20,002	25,000	155,048	300	600	31,200	45,625	730	76,825	14.59	Hillside
DUCKHORN VINEYARDS*	32,933	0	160,000	82	626	32,552	5,175	167	37,727	10.67	Valley floor
FAR NIENTE WINERY*	18,000	39,000	175,000	130	500	26,000	21,550	832	47,550	13	Valley floor
AVERAGE CALCULATION	23,265	21,333	156,675	115	468	24,319	13,242	310	37,560	12.75	
MEDIAN CALCULATION	20,412	18,651	152,524	76	550	28,600	4,138	122	36,014	13.00	
ROBERT SINSKEY (APPROVED)	15,100	17,500	143,000	132	924	48,048	15,660	302	63,708	11.82	Hillside
ROBERT SINSKEY (EXISTING/PROPOSED)	15,100	17,500	143,000	207	1,449	75,348	10,460	198	85,808	11.82	Hillside

*Currently in for a Major Modification

**Saintsbury Winery
Permit P18-00027**

Summary of Location and Operation Criteria

LOCATIONAL CRITERIA	STAFF COMMENTS
Size of Parcel	15.83
Proximity of Nearest Residence	200 feet
Number of Wineries Located Within One Mile	4
Located Within the Napa Valley Business Park	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	Certified Napa Green Land and working towards Napa Green Winery certification.
Percentage of Estate Grapes Proposed	No change to production.
Number of Proposed Variances	0
Wastewater Processed On-Site	Yes
Voluntary Greenhouse Gas Emission Reduction Measures Proposed	The applicant already implements the following: generates renewable energy onsite, recycling materials, has 70-80% cover crop and reuses pruning and thinning biomass on site, and has electric vehicle charging stations.
Vanpools, Flexible Work Shifts, Shuttles, or Other Traffic Congestion Management Strategies Proposed	TDM Plan will be submitted to staff for approval. Includes appointment of a TDM Coordinator.
Violations Currently Under Investigation	0
High Efficiency Water Use Measures Proposed	0
Existing Vineyards Proposed to be Removed	0
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	Los Carneros Water District (LCWD) recycled water available for vineyard irrigation.
New Vineyards Plantings Proposed	No
Hold & Haul Proposed: Temporary (Duration of Time) or Permanent	Temporary
Trucked in Water Proposed	No

Robert Sinskey Vineyards
Permit P19-00161
Wineries Within One Mile of APN 047-212-002

Name	Address	Bldg Size	Cave Size	Production	Tours/ Tastings	Weekly Visitors	Number of Marketing Events	Employees
SILVERADO VINEYARDS	6121 SILVERADO TRL	65,030	0	360,000	PUB	250	271	16
SHAFFER VINEYARDS	6154 SILVERADO TRL	33,630	8,900	200,000	APPT	105	29	2
QUIXOTE WINERY	6126 SILVERADO TRL	8,050	0	20,000	APPT	70	0	4
BALDACCIO FAMILY VINEYARDS	6236 SILVERADO TRL	7,474	18,644	40,000	APPT	700	34	10
STAG'S LEAP WINERY (RED TAIL FACILITY)	6136 SILVERADO TRL	35,180	23,500	315,000	NO	10	25	12
PILLAR ROCK WINERY	6110 SILVERADO TRL	6,534	6,779	16,000	APPT	40	90	3
TAYLOR FAMILY VINEYARDS	5991 SILVERADO TRL	2,000	-	15,000	APPT	119	11	2
ANNAPURNA WINERY	1467 YOUNTVILLE CROSS RD	5,250	11,700	12,000	APPT	60	14	3
CLIFF LEDE VINEYARDS	1473 YOUNTVILLE CROSS RD	26,430	31,300	120,000	PUB	1,015	18	24
GOOSECROSS CELLARS	1119 STATE LN	7,151	-	30,000	APPT	350	15	10
KAPCSANDY WINERY	1005 STATE LN	11,820	-	20,000	APPT	36	27	2