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## Winery Comparison Analysis

**Conn Creek Winery Major Modification  
P19-00317  
Summary of Location and Operation Criteria**

LOCATIONAL CRITERIA	STAFF COMMENTS
Size of Parcel	5.98 acres
Proximity of Nearest Residence	145 feet to south
Number of Wineries Located Within One Mile	14
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	Yes, half of site within 100-year flood zone
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	Yes
Result in the Loss of Sensitive Habitat	No
OPERATIONAL CRITERIA	STAFF COMMENTS
Napa Green Certified or Other Related Program	Yes
Percentage of Estate Grapes Proposed	N/A - no production capacity increase requested
Number of Proposed Variances	None
Wastewater Processed On-Site	Yes
Voluntary Greenhouse Gas Emission Reduction Measures Proposed	The applicant intends to implement the following new GHG reduction methods at the winery: minimizing the amount of grading and tree removal; and installation of electric vehicle charging stations.
Vanpools, Flexible Work Shifts, Shuttles, or Other Traffic Congestion Management Strategies Proposed	TDM required as part of recommended COA.
Violations Currently Under Investigation	None
High Efficiency Water Use Measures Proposed	Already implemented
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



**Conn Creek Winery  
Summary of Changes**

<b>Prior Approval</b>	<b>Proposed Request</b>	<b>Net Change Analyzed (Prior Approval v. Proposed Request)</b>
<b>Building Size:</b>		
30,055 square feet	32,943 square feet	Net Increase: 2,888 square feet
<b>Number of Employees:</b>		
15 Full-Time; 1 Part-Time	20 Full-Time; 1 Part-Time	Net Increase: 5 Full-Time employees