

“ | ”

Winery Comparison Tables
Pickett Road Wine Company Major
Modification
P19-00172-MOD

Pickett Road Wine Company
Permit #P19-00172-MOD
Summary of Location and Operation Criteria

LOCATIONAL CRITERIA	STAFF COMMENTS
Size of Parcel	83.14
Proximity of Nearest Residence	600 feet
Number of Wineries Located Within One Mile	5
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	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	Yes
Located Within an Area of Expansive Soils	Yes (Medium)
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	
Number of Proposed Variances	0
Wastewater Processed On-Site	Yes
Voluntary Greenhouse Gas Emission Reduction Measures Proposed	Yes; on-site renewable energy, habitat restoration, exceedance of Title 24 energy efficiency standards, solar hot water heating, energy conserving lighting, water efficient fixtures, water efficient landscape. Refer to Attachment E for complete list
Vanpools, Flexible Work Shifts, Shuttles, or Other Traffic Congestion Management Strategies Proposed	Applicant utilizes employee incentives, priority parking for efficient transportation, bicycle riding incentives and large shuttle transportation for large events
Violations Currently Under Investigation	None
High Efficiency Water Use Measures Proposed	Yes
Existing Vineyards Proposed to be Removed	Vineyards damaged in recent fire under repair
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	No
New Vineyards Plantings Proposed	None. Vineyards under repair
Hold & Haul Proposed: Temporary (Duration of Time) or Permanent	None
Trucked in Water Proposed	None

Pickett Road Wine Company
Permit #P19-00172-MOD
Wineries Within One Mile of APN 018-050-067

Name	Address	Bldg Size	Cave Size	Production	Tours/ Tastings	Weekly Visitors	Number of Marketing Events	Employees
VENGE VINEYARDS	4708 SILVERADO TRL	19298	9000	20000	APPT	140	8	3
ARAUJO ESTATES WINERY	2155 PICKETT RD	8703	9700	20000	APPT	126	15	13
KENEFICK WINERY	2200 PICKETT RD	4740	0	20000	APPT	84	11	4
FEW AND FAR BETWEEN	2355 PICKETT RD	3696	22355	30000	APPT	28	5	5
FISHER WINERY	4771 N SILVERADO TRL	16200	0	30000	APPT	50	23	3

Pickett Road Wine Company
Permit #P19-00172-MOD
Winery Comparison (11,000 - 13,000 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
AZALEA SPRINGS WINERY	8591	3016	12500	20	125	6500	560	14	7060	16.41	hillside
ALLORA WINERY	2000	0	12000	2	4	208	240	12	448	14.84	valley floor
LAIL VINEYARDS	6800	11000	12000	8	10	520	560	14	1080	20.13	Angwin
STEPHENS WINERY	13516	0	12000	25	60	3120	560	14	3680	33.8	hillside
GAMBLE WINERY	7400	0	12000	20	100	5200	550	12	5750	1.96	valley floor
ANNAPURNA WINERY	5250	11700	12000	20	60	3120	560	14	3680	20.14	valley floor
KONGSGAARD WINERY	700	7000	12000	0	0	0	0	0	0	148	Atlas Peak
WING CANYON VINEYARD	1600	0	12500	0	0	0	0	0	0	78.79	hillside
BLANKIET WINERY	11583	6098	12000	0	10	520	0	0	520	45.75	hillside
FORTUNATI WINERY	1727		12000	10	70	3640	400	11	4040	10.21	valley floor
PORTER VINEYARDS	3000	21000	12000	0	0	120	0	0	120	19.18	MST
BLACK CAT VINEYARD	3350	0	12500	20	140	7280	120	4	7400	0.08	industrial
ROY ESTATE VINEYARDS	10525	6500	12000	10	40	2080	630	12	2710	41.53	hillside
SODHANI WINERY	0	7150	12000	0	0	0	0	0	0	11.14	hillside
AVERAGE CALCULATION	5432	5651	12107	10	44	2308	299	8	2606	33.00	

MEDIAN CALCULATION	4300	6098	12000	9	25	1300	320	12	1895	20.14	
---------------------------	-------------	-------------	--------------	----------	-----------	-------------	------------	-----------	-------------	--------------	--

Pickett Road Wine Company (APPROVED)	6305	7000	12000	8	60	3128	490	6	3618	83.14	hillside
Pickett Road Wine Company (EXISTING)	6305	7583	12000	8	60	3128	490	6	3618	83.14	hillside
Pickett Road Wine Company (PROPOSED)	6305	7583	12000	24	120	6257	1115	24	7372	83.14	hillside

PICKETT ROAD WINE COMPANY MAJOR MODIFICATION #P19-00172-MOD
SUMMARY OF CHANGES

Approved Conditions	Existing Conditions	Proposed Request	Net Change Analyzed
Visitation:			
8 Visitors/Day	8 Visitors/Day	24 Visitors/Day	Net increase of 16 Visitors/Day
60 Visitors/Week	60 Visitors/Week	120 Visitors/Week	Net increase of 60 Visitors/Week
3128 Visitors/Year	3128 Visitors/Year	6257 Visitors/Year	Net increase of 3129 Visitors/Year
Marketing Program:			
4 Catered Wine and Food Pairings/year @ max. 60 guests	4 Catered Wine and Food Pairings/year @ max. 60 guests	10 small events/year @ 24 guests	
2 Annual Wine Auction/year @ max. 125 guests	2 Annual Wine Auction/year @ max. 125 guests	10 medium events/year @ max. 60 guests	
		1 large event/year @ max. 125 guests	
		3 wine release events/year @ max. 50 guests	
6 Total Events	6 Total Events	24 Total Events	Net increase 18 Total Events
490 Total Marketing Guests/Year	490 Total Marketing Guests/Year	1115 Marketing Guests/year	Net increase 625 Marketing guests
Employees:			
3 full-time employees	6 full time employees	6 full time employees	Net increase of 3 full-time employees
2 part-time employees	2 part-time employees	4 part-time employees	Net increase of 2 full-time employees