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

Pickett Road Wine Company
Permit #P19-00172-MOD
Summary of Location and Operational 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 energy conserving lighting, water efficient fixtures, water efficient landscapce. 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 incentivies 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.

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Hold & Haul Proposed: Temporary (Duration of Time) or Permanent	None
Trucked in Water Proposed	None

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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
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	5592	6122	12077	9	37	1925	312	8	2238	35.53	

MEDIAN CALCULATION	5250	6299	12000	8	10	520	400	12	1615	26.97	
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Pickett Road Wine Company (APPROVED)	6305	7000	12000	8	60	3128	490	6	3618	83.14	hillside
Pickett Road Wine Company (EXISTING)	6305	7538	12000	8	60	3128	490	6	3618	83.14	hillside
Pickett Road Wine Company (ORIGINAL)	6305	7583	12000	24	120	6257	1115	24	7372	83.14	hillside
Pickett Road Wine Company (PROPOSED)	6305	7583	12000	24	120	6257	767	17	7024	83.14	hillside

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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
SUMMIT LAKE VINEYARDS	2500	0	12000	0	0	0	0	0	0	20.72	Angwin
NICHELINI VINEYARDS	0	0	12000	0	100	5200	0	0	5200	161.72	hillside
AMIZETTA VINEYARDS	2700	0	12000	0	0	0	0	0	0	21.47	hillside
FARELLA PARK VINEYARDS	5200	0	12500	4	4	208	50	0	258	56.09	MST
AVERAGE CALCULATION	2600	0	12125	1	26	1352	13	0	1365	65.00	
MEDIAN CALCULATION	2600	0	12000	0	2	104	0	0	129	38.78	

Pickett Road Wine Company (APPROVED)	6305	7000	12000	8	60	3128	490	6	3618	83.14	hillside
Pickett Road Wine Company (EXISTING)	6305	7538	12000	8	60	3128	490	6	3618	83.14	hillside
Pickett Road Wine Company (ORIGINAL)	6305	7583	12000	24	120	6257	1115	24	7372	83.14	hillside
Pickett Road Wine Company (PROPOSED)	6305	7583	12000	24	120	6257	767	17	7024	83.14	hillside

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NAPA VALLEY BUSINESS PARK (AKA AIRPORT INDUSTRIAL AREA) WINERY PERMITS
SMALL WINERY EXEMPTION PERMITS

Name	Bldg Size	Cave Size	Production	Tours/ Tastings	Daily Visitors	Weekly Visitors	Annual Visitors	Annual Marketing Visitors	Number of Marketing Events	Total Visitors	Acres	Location
BLACK CAT VINEYARD	3350	0	12500	APPT	20	140	7280	120	4	7400	0.08	industrial
Shanti Wines	1435		12500	APPT	12	84	4368	400	11	4768	0.03	industrial
SUMMIT LAKE VINEYARDS	2500	0	12000	NO	0	0	0	0	0	0	20.72	Angwin
AMIZETTA VINEYARDS	2700	0	12000	NO	0	0	0	0	0	0	21.47	hillside
Pickett Road Wine Company (APPROVED)	6305	7000	12000	APPT	8	60	3128	490	6	3618	83.14	hillside
Pickett Road Wine Company (EXISTING)	6305	7538	12000	APPT	8	60	3128	490	6	3618	83.14	hillside
Pickett Road Wine Company (ORIGINAL)	6305	7583	12000	APPT	24	120	6257	1115	24	7372	83.14	hillside
Pickett Road Wine Company (PROPOSED)	6305	7583	12000	APPT	24	120	6257	767	17	7024	83.14	hillside

PICKETT ROAD WINE COMPANY MODIFICATION #P19-00172

SUMMARY OF CHANGES

Approved Conditions	Existing Conditions	Proposed Request (Original)	Proposed Request (Revised)	Net Change Analyzed (From Existing)
Visitation:	Visitation:	Visitation:	Visitation:	
8 Visitors/Day	8 Visitors/Day	24 Visitors/Day	24 Visitors/Day	Net increase of 16 Visitors/Day
60 Visitors/Week	60 Visitors/Week	120 Visitors/Week	120 Visitors/Week	Net increase of 60 Visitors/Week
3128 Visitors/Year	3128 Visitors/Year	6257 Visitors/Year	6257 Visitors/Year	Net increase of 3129 Visitors/Year
Marketing Program:	Marketing Program:	Marketing Program:	Marketing Program:	
4 Catered Wine and Food Pairings/year @ max. 60 guests between the hours of 10:00am and 10:00pm	4 Catered Wine and Food Pairings/year @ max. 60 guests between the hours of 10:00am and 10:00pm	10 small events/year @ max. 24 guests between the hours of 10:00am and 4:00pm	8 small events/year @ max. 24 guests between the hours of 10:00am and 4:00pm	
2 Annual Wine Auctions/year @ max. 125 guests between the hours of 10:00am and 10:00pm	2 Annual Wine Auctions/year @ max. 125 guests between the hours of 10:00am and 10:00pm	10 medium events/year @ max. 60 guests between the hours of 10:00am and 10:00pm	2 medium events/year @ max. 60 guests between the hours of 10:00am and 10:00pm	
		1 large event/year @ max. 125 guests between the hours of 10:00am and 10:00pm	3 medium events/year @ max. 60 guests between the hours of 10:00am and 4:00pm	
		3 wine release events/year @ max. 50 guests between the hours of 10:00 and 10:00pm	1 large event/year @ max. 125 guests between the hours of 10:00am and 10:00pm	
			1 wine release event/year @ max. 50 guests between the hours of 10:00am and 10:00pm	
			2 wine release events/year @ max. 50 guests between the hours of 10:00am and 4:00pm	
6 Total Events	6 Total Events	24 Total Events	17 Total Events	Net increase 11 Total Events
490 Total Marketing Guests/Year	490 Total Marketing Guests/Year	1115 Marketing Guests/year	767 Marketing Guests/year	Net increase 277 Marketing guests
Employees:	Employees:	Employees:	Employees:	
3 full-time employees	6 full-time employees	6 full time employees	6 full time employees	Net increase of 0 full-time employees
2 part-time employees	2 part-time employees	4 part-time employees	4 part-time employees	Net increase of 2 full-time employees