



Winery Comparison Analysis

Hard Six Cellars Winery P16-00333 & Use Permit Exception to
Conservation Regulations P19-00315
Planning Commission Hearing October 16, 2019

Hard Six Cellars
Permit #P16-00333-UP and #P19-00315-UP
Summary of Location and Operation Criteria

LOCATIONAL CRITERIA	STAFF COMMENTS
Size of Parcel	53.04
Proximity of Nearest Residence	616 feet
Number of Wineries Located Within One Mile	7 producing and one approved
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	State Responsibility Area Very High Fire Hazard Severity Zone
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	No
Percentage of Estate Grapes Proposed	4 acres - approximately 2,880 gallons - 14%
Number of Proposed Variances	Conservation Regulations Exception and RSS Exception
Wastewater Processed On-Site	Yes
Voluntary Greenhouse Gas Emission Reduction Measures Proposed	Preservation of developable open space in a conservation easement; solar hot water heating; energy conserving lighting; energy star roof/living roof/cool roof; installation of water efficient fixtures; low-impact development (LID); water efficient landscape; recycle 75 percent of all waste; compost 75 percent of food and garden material; implement a sustainable purchasing and shipping program; electric vehicle charging station installation; site design that is oriented and designed to optimize conditions for natural heating, cooling, and day lighting of interior spaces, and to maximize winter sun exposure; such as a cave (a cave is proposed); limit the amount of grading and tree removal; education to staff and visitors on sustainable practices; use of 70 to 80 percent cover crop; and retain biomass removed via pruning and thinning by chipping the material and reusing it rather than burning on-site.
Vanpools, Flexible Work Shifts, Shuttles, or Other Traffic Congestion Management Strategies Proposed	Yes, TDM plan required as mitigation measure.

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Violations Currently Under Investigation	No
High Efficiency Water Use Measures Proposed	Installation of water efficient fixtures
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	No
Trucked in Water Proposed	No

Hard Six Cellars
Permit #P16-00333-UP and #P19-00315-UP
Wineries within 1 Mile

Name	Address	Bldg Size	Cave Size	Production	Tours/ Tastings	Weekly Visitors	Number of Marketing Events	Employees
DIAMOND MOUNTAIN WINERY	2111 DIAMOND MOUNTAIN ROAD	1,408	1,540	10,000	APPT	25	16	2
CHECKERBOARD VINEYARDS	4331 AZALEA SPRINGS WAY	8,498	19,000	15,000	APPT	75	7	2
TEACHWORTH WINERY	4451 N. ST. HELENA HIGHWAY	800	-	5,000	PVT	2	2	0
JOSEPH CELLARS	4455 N. ST. HELENA HIGHWAY	4,702	15,798	30,000	APPT	525	106	6
1510 ACQUISITION LLC	1510 DIAMOND MOUNTAIN ROAD	4,400	6,700	25,000	APPT	20	18	4
1520 ACQUISITION LLC	1520 DIAMOND MOUNTAIN ROAD	5,237	4,710	9,200	APPT	100	18	5
DIAMOND CREEK VINEYARDS	1500 DIAMOND MOUNTAIN ROAD	9,000	-	10,000	APPT	10	5	5

APPROVED

WALLIS FAMILY ESTATE	1670 DIAMOND MOUNTAIN ROAD	11,711	-	30,000	APPT	108	3	4
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 Winery Comparison (20,000 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
JERICO CANYON WINERY	7,160	4,100	20,000	10	15	780	120	4	900	131.05	hillside
YOUNG WINERY	8,384	-	20,000	1	2	104	-	-	104	99.88	Pope Valley
ABREU HOWELL MTN VINEYARDS	5,144	13,200	20,000	-	12	624	170	7	794	33.62	Angwin
HOWELL AT THE MOON WINERY	2,495	-	20,000	4	10	520	170	7	690	20.36	Angwin
BEHRENS FAMILY WINERY	7,319	-	20,000	32	224	11,648	340	8	11,988	19.96	hillside
AMICI CELLARS	5,000	-	20,000	25	5	260	100	6	360	11.97	hillside
DUNN VINEYARDS	2,050	6,000	20,000	-	20	1,040	-	-	260	39	Angwin
THE VINEYARDIST	5,700	7,500	20,000	15	20	1,040	300	10	1,340	40	hillside
CLARK CLAUDON VINEYARD	6,277	4,100	20,000	4	8	416	220	7	636	67.25	hillside
MANSFIELD WINERY	15,688	-	20,000	20	120	6,240	624	19	6,864	2	hillside
GANDONA WINERY	7,994	4,716	20,000	12	72	3,744	700	13	4,444	114.72	valley floor
VENGE VINEYARDS	19,298	9,000	20,000	20	140	7,280	180	8	7,460	12.37	valley floor
ADAMVS	14,509	6,000	20,000	32	150	7,800	521	11	8,321	68.33	Angwin
BRAVANTE WINERY	8,100	2,300	20,000	4	20	1,040	220	8	1,260	20.44	Angwin
MARCIANO WINERY	10,675	-	20,000	15	75	3,900	375	7	4,275	55.59	hillside
CORISON WINERY	9,480	-	20,000	25	10	520	106	8	626	9.5	valley floor
MERUS WINES	4,580	6,947	20,000	25	125	6,500	130	10	6,630	52.58	hillside
SCHWEIGER VINEYARDS	15,664	-	20,000	8	48	2,496	125	3	2,621	45.04	hillside
MORLET FAMILY ESTATE	4,121	5,000	20,000	12	25	1,300	185	8	1,485	10.18	hillside
KAPCSANDY WINERY	11,820	-	20,000	6	36	1,872	1,020	27	2,892	19.47	valley floor
BROMAN CELLARS	3,648	4,375	20,000	2	10	520	195	10	715	11.47	hillside
V MADRONE WINERY	6,461	-	20,000	20	90	4,680	570	12	5,250	7.85	hillside
MARTIN ESTATE	5,420	-	20,000	25	25	1,300	312	16	1,612	11.57	valley floor
RELIC WINERY	8,641	2,458	20,000	20	120	4,180	278	11	4,458	10.31	Soda Canyon
PERATA WINERY	4,780	-	20,000	20	50	2,600	320	14	2,920	47.69	valley floor
COLGIN PARTNERS WINERY	18,686	-	20,000	10	25	1,300	175	5	1,475	124.81	hillside
3646 SMR VINEYARD	10,456	-	20,000	12	84	4,368	584	27	4,952	56.75	hillside

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BY APPOINTMENT WINERIES (continued)											
Name	Bldg Size	Cave Size	Production	Daily Visitors	Weekly Visitors	Annual Visitors	Annual Marketing Visitors	Number of Marketing Events	Annual Visitation	Acres	Location
WILLIAM COLE WINERY	5,040	4,000	20,000	5	10	520	185	8	705	5.72	hillside
VIOLET VINEYARD	5,666	-	20,000	10	12	624	560	14	1,184	13.52	valley floor
DEL DOTTO WINERY	7,422	2,364	20,000	10	50	2,600	500	10	3,100	6.65	MST
HDV	5,100	-	20,000	10	25	1,300	210	7	1,510	18.14	valley floor
SAM JASPER WINERY	17,400	-	20,000	25	160	8,320	550	23	8,870	10.23	valley floor
CHATEAU 15 WINERY	2,828	11,338	20,000	4	36	1,872	460	14	2,332	12.33	MST
GARGIULO WINERY	4,420	-	20,000	10	70	3,640	480	12	4,120	11.18	hillside
FOLEY JOHNSON WINERY	20,616	-	20,000	50	350	18,200	1,700	56	19,900	39.78	valley floor
KENEFICK WINERY	3,840	-	20,000	12	84	4,380	350	11	4,730	44.28	hillside
O' BRIEN WINERY	8,457	-	20,000	40	280	14,560	360	12	14,920	26.93	valley floor
McVICAR WINERY	1,731	-	20,000	12	84	624	300	10	924	7.51	valley floor
AVERAGE CALCULATION	8,212	2,458	20,000	15	71	3,545	360	12	3,885	36.27	
MEDIAN CALCULATION	6,811	0	20,000	12	42	1,872	300	10	2,477	15.83	
HARD SIX CELLARS	3,969	7,135	20,000	16	112	5,824	425	5	6,249	53.04	hillside

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Winery Comparison 20,000 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
BARNETT VINEYARDS	1,800	3,276	20,000	0	0	0	0	0	0	39.96	hillside
ARAUJO ESTATES WINERY	8,703	9,700	20,000	18	126	6,552	573	15	7,125	162.23	valley floor
LA JOTA VINEYARD	5,000	5,700	20,000	0	4	208	0	0	208	6.57	Angwin
FLEURY FAMILY WINERY	4,230	0	20,000	0	0	1,800	0	0	1,800	10.12	valley floor
THE TERRACES	1,964	0	20,000	2	10	520	0	0	520	21.19	hillside
POPE VALLEY WINERY	4,836	0	20,000	0	20	1,040	0	0	1,040	36.41	Pope Valley
COOK FAMILY WINERY	2,789	0	20,000	0	34	1,747	0	0	1,747	26.44	hillside
PINA CELLARS	3,000	0	20,000	0	30	1,560	0	0	1,560	23.19	hillside
SCREAMING EAGLE WINERY	22,333	16,000	20,000	5	15	780	0	0	780	73.13	valley floor
SEAVEY VINEYARD	12,085	0	20,000	15	6	312	50	1	362	143.42	hillside
LODESTONE VINEYARDS	8,752	7,230	20,000	35	245	12,740	390	8	13,130	42.1	hillside
MT VEEDER WINERY	3,300	0	20,000	0	2	104	0	0	104	20.44	hillside
DANA ESTATES	8,886	19,000	20,000	6	20	1,040	240	4	1,280	26.54	valley floor
TRES SABORES	2,150	780	20,000	4	4	208	0	0	208	24.7	hillside
QUIXOTE WINERY	8,050	0	20,000	10	70	3,640	0	0	3,640	42.39	valley floor
SIGNORELLO WINERY	2,320	0	20,000	20	120	6,240	240	12	6,480	56.59	valley floor
RAZI WINERY	4,600	0	20,000	15	50	2,600	0	0	2,600	14.55	valley floor
SODARO WINERY	4,900	0	20,000	0	0	0	148	13	148	21.3	MST
THEOREM WINERY	23,458	0	20,000	15	105	5,460	220	4	5,680	41.45	hillside
CARVER SUTRO WINERY	3,265	6,700	20,000	20	120	6,240	370	10	6,610	86	hillside
ONE HOPE WINERY	17,063		20,000	20	100	5,200	1,595	38	6,795	10.21	valley floor
ENVY WINES	7,242	0	20,000	8	56	2,912	1,460	26	4,372	18.76	valley floor
DELECTUS (MILAT WINERY)	5,340	0	20,000	20	140	7,280	0	0	7,280	10.5	valley floor
DUTCH HENRY WINERY	2,600	4,500	20,000	10	50	2,600	0	0	2,600	9.29	hillside
Wermuth Winery/Rancho De Las Flores	775	0	20,000	30	100	5,200	0	0	5,200	7.44	hillside
VILLA HELENA	5012	0	20,000	15	20	1,040	70	2	110	4	valley floor

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AVERAGE CALCULATION	6,710	2,915	20,000	10	56	2,962	206	5	3,130	37.67	
MEDIAN CALCULATION	4,868	0	20,000	9	32	32	1,774	0	1,774	24	
HARD SIX CELLARS	3,969	7,135	20,000	16	112	5,824	425	5	6,249	53.04	hillside

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NAPA VALLEY BUSINESS PARK (AKA AIRPORT INDUSTRIAL AREA) WINERY 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
ROCCA FAMILY WINERY	11,770	0	20,000	APPT	32	224	11,648	10,800	213	22,448	1	industrial
PEJU	12,800	0	20,000	APPT	10	70	3,640	100	1	3,740	1	industrial
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
HELENA VIEW - JOHNSTON VINEYARDS	1,200	0	20,000	TST APPT	-	-	-	-	-	-	6.25	hillside
SEARS WINERY	4,765	3,600	20,000	APPT	16	112	5,824	300	10	6,124	65.18	Angwin
AETNA SPRING CELLARS	2,500	0	20,000	TST APPT	0	0	0	0	0	0	41.18	Pope Valley
BOND ESTATES	4,402	10,400	20,000	TST APPT	0	0	0	0	0	0	38.79	hillside
DOMAINE CHARBAY WINERY	7,500	0	20,000	APPT	0	0	0	0	0	0	10.56	hillside
SPRING MOUNTAIN VINEYARDS #2	8,550	0	20,000	TST APPT	0	0	0	0	0	0	270.2	hillside
PHILIP VINEYARD	5,000	0	20,000	TST APPT	0	0	0	0	0	0	22.37	hillside
FRISINGER VINEYARDS	1,008	5,000	20,000	NO	0	0	0	0	0	0	20.21	hillside
MARIO PERELLI MINETTI	6,400	0	20,000	TST APPT	0	0	0	0	0	0	8.8	valley floor
HARLAN ESTATE I	10,797	0	20,000	TST APPT	0	0	0	0	0	0	80.17	hillside
BERINGER WINE ESTATES	5,400	0	20,000	TST APPT	0	0	0	0	0	0	20.55	valley floor
WINERY OF THE ROSES	4,500	0	20,000	TST APPT	0	0	0	0	0	0	11.15	Valley
ASTRALE E TERRA WINERY	864	0	20,000	TST APPT	0	0	0	0	0	0	62.27	SodaCanyon
WHITE ROCK VINEYARDS	0	6,000	20,000	TST APPT	0	0	0	0	0	0	15	hillside
VOLKER EISELE FAMILY ESTATE	2,400	0	20,000	NO	0	0	0	0	0	0	275.89	Chiles Valley
HAKANSON WINERY	720	0	20,000	NO	0	0	0	0	0	0	29.73	hillside
DAVIANA WINERY	4,840	1,200	20,000	NO	0	0	0	0	0	0	24.23	MST
KATES VINEYARD	1,200	0	20,000	NO	0	0	0	0	0	0	4.15	valley floor
HOPPER CREEK WINERY	3,300	0	20,000	NO	0	0	0	0	0	0	8	valley floor
VILLA RAGAZZI	916	0	20,000	NO	0	0	0	0	0	0	25.33	valley floor
LA VALLETTE WINERY	1,600	0	20,000	NO	0	0	0	0	0	0	6.57	SodaCanyon

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NO VISITATION WINERIES												
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
CANDLESTICK RIDGE VINEYARD	3,018	0	20,000	NO	0	0	0	0	0	0	40.47	Angwin
WHITFORD CELLARS	4,291	1,414	20,000	NO	0	0	0	0	0	0	43.36	MST
DOMAINE MONTREAUX	7,956	0	20,000	NO	0	0	0	0	0	0	31.7	valley floor
W H SMITH WINES	798	4,730	20,000	NO	0	0	0	148	13	148	41.64	Angwin
HARD SIX CELLARS	3,969	7,135	20,000	APPT	16	112	5,824	425	5	6,249	53.04	hillside