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Winery Comparison Analysis and Summary of Changes

Anthem Winery P14-00320-MOD and Exception to Road and Street Standards,
Variance P14-00321-VAR and Viewshed, and
Agricultural Erosion Control Plan P14-00322-ECPA
Planning Commission Hearing Date (Wednesday, February 5, 2020)

**Anthem Winery
Permit #P14-00320**

Summary of Location and Operation Criteria

LOCATIONAL CRITERIA	STAFF COMMENTS
Size of Parcel	27.1
Proximity of Nearest Residence	800' to east and 1,200' to west
Number of Wineries Located Within One Mile	6
Located Within the Napa Valley Business Park (AKA Airport Industrial Area)	1
Primary Road Currently or Projected to be Level of Service D or Below	No (Dry Creek Rd): Current C, Project C
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	Yes located in SRA: Moderate FHSZ
Located Within an Area of Expansive Soils	No: shrink-swell potential moderate
Located Within a Protected County Viewshed	Yes: Highway 29 and
Result in the Loss of Sensitive Habitat	No: Biological Report does not identify Sensitive Habitat on site
OPERATIONAL CRITERIA	STAFF COMMENTS
Napa Green Certified or Other Related Program	Napa Green Winery & Napa Green Lands
Percentage of Estate Grapes Proposed	16% Grape Production on Site
Number of Proposed Variances	1 - Setback access drive adjacent parcel owned by applicant
Wastewater Processed On-Site	Yes; recycling of winery process water for vineyard irrigation
Voluntary Greenhouse Gas Emission Reduction Measures Proposed	Yes - See Staff Report for a complete list; rooftop solar panels; one electric vehicle charging station & space; solar hot water heater
Vanpools, Flexible Work Shifts, Shuttles, or Other Traffic Congestion Management Strategies Proposed	Shuttle system for larger marketing events
Violations Currently Under Investigation	None
High Efficiency Water Use Measures Proposed	Yes: Rainwater Harvesting and Winery Waste Water Recycling systems for irrigation
Existing Vineyards Proposed to be Removed	0.19-acres
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	Approximately 0.8-acres
Hold & Haul Proposed: Temporary (Duration of Time) or Permanent	No
Trucked in Water Proposed	No

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Wineries Within One Mile of APN 035-470-046

Name	Address	Bldg Size	Cave Size	Production	Tours/ Tastings	Weekly Visitors	Number of Marketing Events	Employees
PHOENIX VINEYARDS	3175 DRY CREEK RD	3600	3800	18000	APPT	119	5	7
ANTHEM WINERY AND VINEYARDS	3454 REDWOOD RD	1600	0	30000	NO	1	0	0
FRISINGER VINEYARDS	2275 DRY CREEK RD	576	5000	20000	NO	0	0	2
HENDRY RANCH WINERY	3104 REDWOOD RD	23000	0	59000	APPT	20	2	4
OLNEY FAMILY WINERY	2253 DRY CREEK RD	19237	15000	25000	APPT	70	12	4
WOOLLS RANCH WINERY	1022 MT VEEDER RD	18303	0	50000	APPT	350	76	10

**Anthem Winery
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Winery Comparison (50K 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
ALTAMURA WINERY	11800	3115	50000	0	20	1040	0	0	1040	58.59	Wooden Valley
BALLENTINE WINERY	7400	0	50000	0	10	520	0	0	520	21.12	valley floor
BUEHLER VINEYARDS	12187	0	50000	0	0	0	0	0	0	47.76	hillside
OUTPOST WINES	9155	0	50000	30	180	9360	325	9	9685	37.61	Angwin
NIEBAUM COPPOLA ESTATE NIEBAUM LN	30090	0	50000	20	15	780	1170	41	1950	78.76	hillside
PRIDE MOUNTAIN VINEYARDS	5400	14000	50000	20	20	1040	1060	49	2100	22.27	hillside
ROBERT KEENAN WINERY	10006	0	50000	35	245	12740	1050	21	13790	147.39	hillside
ROBERT FOLEY VINEYARDS	1760	12350	50000	10	60	2120	244	14	3364	13.04	Angwin
BENNETT LANE WINERY	17550	0	50000	32	200	10400	2495	55	12895	10	valley floor
LOKOYA	16712	0	50000	30	70	3640	720	24	4360	72.55	hillside
HAGAFEN CELLARS	6800	0	50000	25	150	7800	725	12	8525	12.28	valley floor
ITALICS WINERY	15880	16500	50000	20	50	2600	390	8	2990	45.98	MST
BROWN ESTATE VINEYARDS	2704	6000	50000	2	2	104	220	9	324	130.46	Chiles Valley
TWO ROCKS WINERY	6950	20682	50000	6	15	780	920	13	1700	46.66	hillside
NORMAN ALUMBAUGH WINERY	21052	0	50000	20	140	7280	244	8	7524	80.92	Pope Valley
GAMBLE FAMILY VINEYARDS	32760	0	50000	30	300	15600	1410	34	17010	11.17	valley floor
WHEELER FARMS	31085	0	50000	32	224	11648	1452	52	13100	11.66	valley floor
SHUTTERS WINERY	9034	11600	50000	18	40	2080	1000	26	3080	13.36	hillside
LAST RESORT WINERY	9839	0	50000	20	140	7280	720	12	8000	55.44	Pope Valley
WOOLLS RANCH WINERY	20882	0	50000	60	350	18200	4640	76	22840	236.66	hillside
REFUGE WINERY	18875	0	50000	124	868	45136	3370	115	48506	13.23	valley floor
REGUSCI WINERY	26500	0	50000	150	400	20800	1450	16	22250	162.6	valley floor
AVERAGE CALCULATION	14746	3829	50000	31	159	8225	1073	27	9343	60.43	
MEDIAN CALCULATION	11994	0	50000	20	105	5460	823	15	8000	45.98	

ANTHEM WINERY (APPROVED)	240 (pad)	1600	30,000	0	5 wine trade	260	0	0	260	15.57	Hillside
ANTHEM WINERY (EXISTING)	240 (pad)	1600	30,000	0	Assumed 5	260	0	0	Assume 260	27.13	Hillside
ANTHEM WINERY (PROPOSED 10-2018)	13,620	29,053	50,000	32/48 wkend	256	13,312	2,220	36	15,532	27.13	Hillside
ANTHEM WINERY (REVISED 1-2019)	13,620	29,053	50,000	32/48 wkend	224	11,648	1,560	31	13,208	27.13	Hillside

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Winery Comparison (50,000 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
FOLIE A DEUX	9700	0	50000	50	350	18200	0	0	18200	3	valley floor
MADONNA ESTATE - MONT ST JOHN CELLARS	15280	0	50000	0	50	2600	0	0	2600	4.37	Carneros
AVERAGE CALCULATION	12490	0	50000	25	200	10400	0	0	10400	3.69	
MEDIAN CALCULATION	12490	0	50000	25	200	10400	0	0	10400	3.69	
ANTHEM WINERY (APPROVED)	240*	1600	30,000	0	5 wine trade	260	0	0	260	15.57	Hillside
ANTHEM WINERY (EXISTING)	240*	1600	30,000	0	Assumed 5	260	0	0	Assume 260	27.13	Hillside
ANTHEM WINERY (PROPOSED 10-2018)	13,620	29,053	50,000	32/48 wkend	256	13,312	2,220	36	15,532	27.13	Hillside
ANTHEM WINERY (REVISED 1-2019)	13,620	29,053	50,000	32/48 wkend	224	11,648	1,560	31	13,208	27.13	Hillside

* CRUSH PAD

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Winery Comparison (50,000 Gallons)**

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

Name	Bldg Size	Cave Size	Production	Daily Visitors	Weekly Visitors	Annual Visitors	Annual Marketing Visitors	Number of Marketing Events	Annual Visitation	Acres	Location
DAVID BUSBY WINERY	18162	0	50000	0	0	0	0	0	0	1.28	Industrial

ANTHEM WINERY (APPROVED)	240*	1600	30,000	0	5 wine trade	260	0	0	260	15.57	Hillside
ANTHEM WINERY (EXISTING)	240*	1600	30,000	0	Assumed 5	260	0	0	Assume 260	27.13	Hillside
ANTHEM WINERY (PROPOSED)	13,620	29,053	50,000	32/48 wkend	256	13,312	2,220	36	2,220	27.13	Hillside
ANTHEM WINERY (REVISED)	13,620	29,053	50,000	32/48 wkend	224	11,648	1,560	31	13,208	27.13	Hillside

*** CRUSH PAD**

Anthem Winery
Use Permit #P14-00320
Summary of Operational Changes

Existing Conditions	Proposed Request October 2018	Revised Request	Net Change Analyzed
Visitation			
0 Visitors/Day	32 Visitors/Day/Weekdays 48 Visitors/Day/Weekends	32 Visitors/Day/Weekdays 48 Visitors/Day/Weekends	Net increase of 32 to 45 Visitors/Day
5 Visitors/Week (Wine Trade)	256 Visitors/Week	224 Visitors/Week	Net increase of 219 Visitors/Week
260 Visitors/Year (Assumed)	13,312 Visitors/Year	11,648 Visitors/Year	Net increase of 11,388 Visitors/Year
Marketing Program			
0 Total Events	36 Total Events 2,220 Marketing Guest/Year	31 Total Events 1,560 Marketing Guests/Year	Net increase 31 Total Events Net increase 1,560 Marketing Guests
No temporary events	24 events for 30 guests	22 events for 30 guests	
	0 events for 50 guests	2 events for 50 guests	
	10 events for 100 guests	6 events for 100 guests	
	1 event for 200 guests	1 event for 200 guests	
	1 event for 300 guests	0 events for 300 guests	
	No restriction on temporary events	No restriction on temporary events	
Total Annual Visitation			
260 Visitors/Year (Assumed)	15,532 Visitors	13,208 Visitors	Net increase 12,948 Visitors/Year
Employees			
One (1) part-time employee	Seven (7) full-time employees Five (5) part-time employees	Seven (7) full-time employees Five (5) part-time employees	Net increase of seven (7) full-time employees Net increase of four (4) part-time employees
Landscaping			
0 square feet (assumed)	Approximately 36,070 square feet	Approximately 34,720 square feet	Net increase ±34,720 square feet