

Winery Comparison Analysis

Conn Creek Winery Use Permit Major Modification P19-00317 Planning Commission Hearing April 21, 2021

Conn Creek Winrey 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	No
Airport Industrial Area)	
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	No
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	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
	No
Hold & Haul Proposed: Temporary (Duration of Time) or Permanent	

Conn Creek Winery P19-00317 Wineries Within One Mile of APN 030-120-032

		Bldg	Cave		Tours/	Weekly	Number of Marketing	
Name	Address	Size	Size	Production	Tastings	Visitors	Events	Employees
DAKOTA SHY WINERY	771 Sage Canyon Road	6,060	0	20,000	АРРТ	250	3	10
RUTHERFORD HILL WINERY	200 Rutherford Hill Road	72,522	38,100	640,000	PUBLIC	923	721	46
QUINTESSA WINERY	1601 Silverado Trail	30,430	17,000	180,000	APPT	500	13	12
KATHRYN HALL WINERY	60 Auberge Road	4,600	13,240	18,000	APPT	105	26	2
LIEFF WINERY	40 Auberge Road	3,200	0	3,000	APPT	8	2	2
HEITZ WINE CELLARS 2	8649 Silverado Trail	6,000	0	1,000	NO	0	0	5
ROUND HILL CELLARS	1680 Silverado Trail	29,685	0	1,000,000	APPT	250	0	27
SNOWDEN VINEYARDS	490 Taplin Road	8,025	18,900	30,000	APPT	5	0	4
SLOAN WINERY	88 Auberge Road	3,700	5,593	15,000	NO	0	0	1
HONIG CELLARS	850 Rutherford Road	33,837	0	300,000	APPT	700	8	30
FROGS LEAP WINERY	8815 Conn Creek Road	38,568	0	240,000	APPT	1,100	104	33
MUMM NAPA VALLEY	8445 Silverado Trail	140,834	0	850,000	PUBLIC	2,900	137	87
MARTIN ESTATE	8780 Conn Creek Road	5,420	0	20,000	APPT	25	16	1
FRANK FAMILY VINEYARDS	8895 Conn Creek Road	82,350	0	475,000	APPT	2,800	340	24
CONN CREEK WINERY (Approved)	8711 Silverado Trail	30,055	0	850,000	PUB	500	1,022	15
CONN CREEK WINERY (Proposed)	8711 Silverado Trail	32,943	0	850,000	PUB	500	1,022	20

Conn Creek Winery Summary of Changes

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