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Winery Comparison Analysis

Chappellet Winery
Permit # P18-00307
APN 032-010-090; and 098
Summary of Location and Operation Criteria

LOCATIONAL CRITERIA	STAFF COMMENTS
Size of Parcel	15.01 acres
Proximity of Nearest Residence	Approximately 1,730 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	Yes
Located Within a State Responsibility Area or Fire Hazard Severity Zone	High Fire Hazard Severity Zone
Located Within an Area of Expansive Soils	Yes, mitigation measures required
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	Seven acres of vineyards on-site (winery parcel)
Number of Proposed Variances	None
Wastewater Processed On-Site	Yes
Voluntary Greenhouse Gas Emission Reduction Measures Proposed	Building within previously disturbed areas (parking); installation of water efficient landscaping; and minimizing grading. The winery has already implemented the following GHG reduction methods: LEED certification; supply of approximately 90 percent of its power via photovoltaic panels; staggered employee work shift schedules to reduce peak hour trips; carpool incentives for its employees; and provision of electric vehicle charging stations for employees and visitors.
Vanpools, Flexible Work Shifts, Shuttles, or Other Traffic Congestion Management Strategies Proposed	Yes
Violations Currently Under Investigation	No
High Efficiency Water Use Measures Proposed	Already implemented at winery.
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: Temporary (Duration of Time) or Permanent	No
Trucked in Water Proposed	No

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Wineries Within One Mile of APN 032-010-090; and 098

Name	Address	Bldg Size	Cave Size	Production	Tours/ Tastings	Weekly Visitors	Annual Visitors	Number of Marketing Events	Annual Visitation	Employees
VILLA DEL LAGO	1553 Sage Canyon Road	4,877	2,500	15,000	APPT	30	1,560	6	1,880	2
NEYERS VINEYARD	2153 Sage Canyon Road	8,000	6,800	40,000	No	0	0	0	0	0
BRYANT FAMILY WINERY	1567 Sage Canyon Road	9,293	8,000	8,500	APPT	30	1,560	6	1,880	2
GADONA WINERY	1535 Sage Canyon Road	7,994	4,716	20,000	APPT	72	3,744	13	4,444	5
COLGIN PARTNERS WINERY	220 Long Ranch Road	18,686	0	20,000	APPT	25	1,300	5	1,475	4

Chappellet Winery

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Winery Comparison (225,000 to 275,000 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
ALTAMURA VINEYARDS	30232	0	250000	10	150	7800	240	8	8040	42.72	Wooden Valley
FROGS LEAP WINERY	38568	0	240000	300	1100	57200	5740	104	62940	38.92	valley floor
AVERAGE CALCULATION	34400	0	245000	155	150	7800	2990	56	35490	40.82	
MEDIAN CALCULATION	34400	0	245000	155	625	32500	2990	56	35490	40.82	
Chappellet Winery (Approved)	53136	0	150000	40	280	14560	2470	54	15145	15.01	hillside
Chappellet Winery (Proposed)	53136	0	250000	95	665	34580	4230	76	38810	15.01	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
NIEBAUM COPPOLA ESTATE HIGHWAY 29	74879	18400	250000	484	3391	176332	0	0	176332	81.81	hillside
BOUCHAINE VINEYARDS	44485	0	225000	250	1150	44850	7870	136	52720	102.28	Carneros
KIEU HOANG WINERY	28965	0	240000	28	51	2652	0	0	2652	9.92	Carneros
CASTELLO DI AMOROSA	119460	30000	250000	200	600	31200	0	0	31200	40	hillside
GRGICH HILLS CELLARS	46083	0	250000	572	4004	208208	20590	385	228798	13.24	valley floor
TURNBULL WINE CELLARS	40543	0	250000	350	400	20800	1090	22	21890	21.64	valley floor
OPUS ONE WINERY	131906	0	250000	200	1450	26000	2850	35	28850	49.17	valley floor
LIANA ESTATES WINERY	34511	0	250000	75	525	27375	3612	63	30987	49.67	Carneros
AVERAGE CALCULATION	65104	6050	245625	270	1446	67177	4502	80	71679	45.97	
MEDIAN CALCULATION	45284	0	250000	225	875	29288	1970	29	31094	44.59	
Chappellet Winery (Approved)	53136	0	150000	40	280	14560	2470	54	15145	15.01	hillside
Chappellet Winery (Proposed)	53136	0	250000	95	665	34580	4230	76	38810	15.01	hillside

Chappellet Winery Summary of Changes

Existing Conditions	Proposed Request	Net Change Analyzed
Production:		
150,000 Gallons/Year	250,000 Gallons/Year	Net Increase of 100,000 Gallons/Year
Visitation:		
40 Visitors/Day	95 Visitors/Day	Net Increase of 55 Visitors/Day
280 Visitors/Week	665 Visitors/Week	Net Increase of 385 Visitors/Week
14,560 Visitors/Year	34,580 Visitors/Year	Net Increase of 20,020 Visitors/Year
Marketing Program:		
4 Events/Month @ 40 Guests	10 Events/Year @ 20 Guests	
4 Events/Year @ 75 Guests	6 Events/Year @ 80 Guests	
2 Events/Year @ 125 Guests	3 Events/Year @ 160 Guests	
	3 Events/Year @ 200 Guests	
54 Total Events	76 Total Events	Net Increase: 22 Total Events
2,470 Total Guests/Year	4,230 Total Guests/Year	Net Increase: 1,760 Total Guests/Year
Number of Employees:		
24 full-time employees	30 full-time employees	Net Increase of 6 Employees