

“A”

Winery Comparison Analysis

**Boucahine Vineyards**  
**Permit # P14-00408-MM P14-00409-VAR**  
**APN 047-320-031**  
**Summary of Location and Operation Criteria**

LOCATIONAL CRITERIA	STAFF COMMENTS
Size of Parcel	102.28 acres
Proximity of Nearest Residence	530 feet
Number of Wineries Located Within One Mile	3
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, Buchli Station Road
Located Within a Flood Zone	No
Located Within a Municipal Reservoir Watershed	No
Located Within a State Responsibility Area or Fire Hazard Severity Zone	No
Located Within an Area of Expansive Soils	No
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	Intends to become Napa Green Certified winery
Percentage of Estate Grapes Proposed	97.66 acres
Number of Proposed Variances	One, setback for existing winery structure
Wastewater Processed On-Site	Yes
Voluntary Greenhouse Gas Emission Reduction Measures Proposed	Yes, 12 measures incorporated such as solar panels on roof of hospitality center and installation use of recycled water
Vanpools, Flexible Work Shifts, Shuttles, or Other Traffic Congestion Management Strategies Proposed	Yes
Violations Currently Under Investigation	Yes, Environmental Health Division violations
High Efficiency Water Use Measures Proposed	Yes, native drought tolerant landscaping and water efficient fixtures proposed
Existing Vineyards Proposed to be Removed	Yes, approximately 1.23-acres to be removed
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	Yes
New Vineyards Plantings Proposed	Yes, approximately 0.10-acres to be replanted
Hold & Haul Proposed: Temporary (Duration of Time) or Permanent	No
Trucked in Water Proposed	No

**Bouchaine Vineyards**  
**Permit # P14-00408-MM P14-00409-VAR**  
**Wineries Within One Mile of APN 047-320-031**

Name	Address	Bldg Size	Cave Size	Production	Tours/ Tastings	Weekly Visitors	Number of Marketing Events	Employees
MCKENZIE MUELLER WINERY	2530 Las Amigas Road	24,623	N/A	96,000	TST APPT	50	0	5
ACACIA WINERY	2750 Las Amigas Road	34,436	N/A	250,000	TST APPT	525	63	22
SLEEPING GIANT	2258 Las Amigas Road	6,963	N/A	30,000	TST APPT	56	6	10

**Bouchaine Vineyards**  
**Permit # P14-00408-MM P14-00409-VAR**  
**APN 047-320-031**

**Winery Comparison (200,000 to 250,000 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
ACACIA WINERY	34436	0	250000	75	525	27375	3612	63	30987	49.67	carneos
FROGS LEAP WINERY	38568	0	240000	50	350	18200	900	36	19100	38.92	valley floor
GROTH WINERY AND OAKCROSS VINEYARD	49480	0	200000	0	180	9360	5400	77	14760	63.09	valley floor
SHAFFER VINEYARDS	33630	8900	200000	0	105	3750	1720	29	5470	8.5	hillside
SILVERADO HILL VINEYARD	27454	0	200000	70	490	25480	3612	126	29092	35.68	valley floor
TURNBULL WINE CELLARS	40543	0	250000	350	400	20800	1090	22	21890	21.64	valley floor
PARADUXX VINEYARDS	32909	0	200000	0	840	43680	13130	160	56810	45.56	valley floor
ALTAMURA VINEYARDS	30232	0	250000	10	150	7800	240	8	8040	42.72	wooden valley
<b>AVERAGE CALCULATION</b>	<b>35907</b>	<b>1113</b>	<b>223750</b>	<b>69</b>	<b>380</b>	<b>19556</b>	<b>3713</b>	<b>65</b>	<b>23269</b>	<b>38.22</b>	
<b>MEDIAN CALCULATION</b>	<b>34033</b>	<b>0</b>	<b>220000</b>	<b>30</b>	<b>375</b>	<b>19500</b>	<b>2666</b>	<b>50</b>	<b>20495</b>	<b>40.82</b>	
Bouchaine Vineyards (Approved)	39588	0	225000	30	150	1800	1452	25	3252	102.28	carneros
Bouchaine Vineyards (Proposed)	39588	0	225000	60	600	31200	27620	217	58820	102.28	carneros

**Bouchaine Vineyards**  
**Permit # P14-00208-MM P14-00409-VAR**  
**APN 047-320-031**

**Winery Comparison (200,000 to 250,000 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
MICHAEL MONDAVI FAMILY WINERY	28965	0	240000	28	51	2652	0	0	2652	9.92	carneros
GRGICH HILLS CELLARS	46083	0	250000	572	4004	208208	20590	385	228798	13.24	valley floor
CLOS PEGASE	24100	19000	200000	0	725	37700	0	0	37700	20.39	valley floor
SILVER OAK WINE CELLARS	75000	0	210000	500	3000	156000	18280	312	174280	22.54	valley floor
NIEBAUM COPPOLA ESTATE HWY 29	74879	18400	250000	0	3391	176332	N/A	N/A	176332	81.81	hillside
SUTTER HOME WINERY	41000	0	200000	0	3500	182000	N/A	N/A	182000	1.44	valley floor
CASTELLO DI AMOROSA	119460	30000	250000	200	600	31200	N/A	N/A	31200	40	hillside
WHITEHALL LANE WINERY	34227	0	200000	250	600	31200	4800	60	36000	25.28	valley floor
<b>AVERAGE CALCULATION</b>	<b>55464</b>	<b>8425</b>	<b>225000</b>	<b>194</b>	<b>1984</b>	<b>103162</b>	<b>8734</b>	<b>151</b>	<b>108620</b>	<b>26.83</b>	
<b>MEDIAN CALCULATION</b>	<b>43542</b>	<b>0</b>	<b>225000</b>	<b>114</b>	<b>1863</b>	<b>96850</b>	<b>4800</b>	<b>60</b>	<b>106830</b>	<b>35.07</b>	
Bouchaine Vineyards (Approved)	39588	0	225000	30	150	1800	1452	25	3252	102.28	carneros
Bouchaine Vineyards (Proposed)	39588	0	225000	60	600	31200	27620	217	58820	102.28	carneros

**Bouchaine Vineyards**  
**Permit # P14-00408-MM P14-00409-VAR**  
**Applicant's Proposal**

Type	Visitation		Marketing Events			Totals	
	Daily (M - F)	Weekend (Sat. - Sun.)	Event/Day	Event/Year	Persons/Event	Weekly	Annual
Pre-WDO Drop-In Tasting Room Visitors	Unlimited	Unlimited				Unlimited	Unlimited
Appointment Only Tasting Room Visitors	60	150				600	31,200
Private Promotions & Dinners				15	50		750
Annual Wine Auction				2	50		100
Wine Related Groups w/Catered Meal				50	25		1,250
Additional Meetings (tasting, speeches, etc).				50	80		4,000
Chef's Dinner Series				48	80		3,840
Special Wine and Food Events				52	60		3,120
Wine and Food Pairings			10		4	280	14,560
<b>Proposed Total</b>	<b>60</b>	<b>150</b>	<b>10</b>	<b>217</b>		<b>880</b>	<b>58,820</b>

**Staff's Recommendation**

Type	Visitation		Marketing Events			Totals	
	Daily (M - F)	Weekend (Sat. - Sun.)	Event/Day	Event/Year	Persons/Event	Weekly	Annual
Pre-WDO Drop-In Tasting Room Visitors (Vested)	30	30				150	7,800
Appointment Only Tasting Room Visitors	80	170				740	38,480
Event Type 1				Not to exceed 10/yr	Not to exceed 50		500
Event Type 2				Not to exceed 2/yr	Not to exceed 50		100
Event Type 3				Not to exceed 15/yr	Not to exceed 25		375
Event Type 4				Not to exceed 15/yr	Not to exceed 75		1,125
Event Type 5				Not to exceed 10/yr	Not to exceed 80		800
Event Type 6				Not to exceed 8/yr	Not to exceed 60		480
Wine and Food Pairings (included within appt. only tasting)							
<b>Proposed Total</b>	<b>110</b>	<b>200</b>		<b>60</b>		<b>890</b>	<b>49,660</b>