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Winery Comparison Analysis

**Canard Vineyard Winery**  
**Permit #P15-00249**  
**Summary of Location and Operation Criteria**

LOCATIONAL CRITERIA	STAFF COMMENTS
Size of Parcel	24.69
Proximity of Nearest Residence	670 feet
Number of Wineries Located Within One Mile	11
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	None
Primary Road a Dead End	None
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	Silverado Trail is designated a viewshed road in the General Plan. The project will incorporate existing structures, the property is not located on slopes over 15%, nor located on a major or minor ridgeline.
Result in the Loss of Sensitive Habitat	No
OPERATIONAL CRITERIA	STAFF COMMENTS
Napa Green Certified or Other Related Program	Not a part
Percentage of Estate Grapes Proposed	90%
Number of Proposed Variances	0
Wastewater Processed On-Site	No
Voluntary Greenhouse Gas Emission Reduction Measures Proposed	Yes, bicycle parking; water efficient landscaping; low impact development - bio-retention facilities to be used
Vanpools, Flexible Work Shifts, Shuttles, or Other Traffic Congestion Management Strategies Proposed	None proposed.
Violations Currently Under Investigation	Resolved by judgement and stipulation.
High Efficiency Water Use Measures Proposed	Dry-farms the vineyards; drought-resistant landscaping proposed
Existing Vineyards Proposed to be Removed	.09 acres to be removed to increase driveway width
On-Site Employee or Farmworker Housing Proposed	None proposed

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Site Served by a Municipal Water Supply	will use existing wells
Site Served by a Municipal Sewer System	use of expanded on-site waste disposal
Recycled Water Use Proposed	None proposed
New Vineyards Plantings Proposed	No new vineyards proposed
Hold & Haul Proposed: Temporary (Duration of Time) or Permanent	None proposed
Trucked in Water Proposed	None proposed

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**Wineries Within One Mile of APN 020-150-027**

Wineries Within One Mile of APN 020-150-027								
Name	Address	Bldg Size	Cave Size	Production	Tours/ Tastings	Weekly Visitors	Number of Marketing Events	Employees
ARAUJO ESTATES WINERY	2155 Picket Road, Calistoga	8703	9700	20000	APPT	126	15	13
FAIRVIEW ESTATES WINERY	4550 Silverado Trail, Calistoga	20002	25000	155048	PUB	600	730	15
CLOS PEGASE INC	1060 Dunaweal Lane, Calistoga	24100	19000	200000	PUB	725	0	10
PAOLETTI ESTATES WINERY	4501 Silverado Trail, Calistoga	3604	6400	16000	APPT	10	3	2
STERLING VINEYARDS	1111 Dunaweal Lane, Calistoga	120362	41000	1500000	PUB	687	547	46
TWOMEY CELLARS	1183 Dunaweal Lane, Calistoga	18940	0	81500	PUB	530	5	4
AZALEA SPRINGS WINERY	4301 Azalea Springs Way, Calistoga	8591	3016	12500	APPT	125	14	2
PHIFER PAVITT FAMILY VINEYARDS	4660 Silverado Trail, Calistoga	3360	0	10000	APPT	28	9	2
VENGE VINEYARDS	2155 Pickett Road, Calistoga	19298	9000	20000	APPT	140	8	3
FISHER WINERY	4771 N. Silverado Trail, Calistoga	16200	0	30000	APPT	50	23	3
JOSEPH CELLARS	4455 N. St. Helena Hwy, Calistoga	4941	15798	30000	APPT	525	106	6

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**Winery Comparison (10,000 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
DIAMOND MOUNTAIN WINERY	1408	1540	10000	25	25	1300	222	16	1522	54.69	hillside
PALOMA VINEYARD	3613	0	10000	2	14	728	100	3	828	17.11	hillside
BOESCHEN WINERY	1360	5000	10000	10	70	3640	40	4	3680	18.47	hillside
NEMEREVER WINERY	4092	3356	10000	10	24	1248	80	6	1328	10.08	valley floor
JAMES COLE WINERY	3333	0	10000	20	72	3744	260	5	4004	10.67	hillside
KEEVER WINERY	7474	2800	10000	8	32	1664	420	15	2084	21.11	hillside
MT. VEEDER SPRINGS WINERY	2860	0	10000	n/a	n/a	n/a	110	5	110	45.93	hillside
FUTO WINERY	14302	0	10000	10	25	1300	152	5	1452	40	hillside
PHIFER PAVITT FAMILY VINEYARDS	3360	0	10000	4	28	1456	110	9	1566	22.84	hillside
CIMAROSSA WINERY	5875	2500	10000	n/a	40	2080	400	11	2480	56.81	Angwin
BRAND NAPA VALLEY VINEYARD 22	8968	7700	10000	18	108	5616	1870	19	7486	42.26	hillside
MELKA WINERY	1565	10050	10000	50	350	18200	270	9	18470	22.61	hillside
FAVIA ERICKSON WINEGROWERS	6359	0	10000	7	30	1560	160	3	1720	10.57	hillside
	7085		10000	15	100	5200	600	18	5800	6.35	valley floor
<b>AVERAGE CALCULATION</b>	<b>5118</b>	<b>2534</b>	<b>10000</b>	<b>15</b>	<b>71</b>	<b>3672</b>	<b>342</b>	<b>9</b>	<b>3752</b>	<b>27.11</b>	
<b>MEDIAN CALCULATION</b>	<b>3853</b>	<b>1540</b>	<b>10000</b>	<b>10</b>	<b>32</b>	<b>1664</b>	<b>191</b>	<b>8</b>	<b>1902</b>	<b>21.86</b>	
CANARD WINERY	925	0	10000	10	70	3640	240	8	3880	24.69	valley floor

**CANARD WINERY**  
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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
DIAMOND CREEK VINEYARDS	9000	0	10000	10	10	520	500	5	1020	69.86	hillside
<b>AVERAGE CALCULATION</b>	<b>9000</b>	<b>0</b>	<b>10000</b>	<b>10</b>	<b>10</b>	<b>520</b>	<b>500</b>	<b>5</b>	<b>1020</b>	<b>69.86</b>	
<b>MEDIAN CALCULATION</b>	<b>9000</b>	<b>0</b>	<b>10000</b>	<b>10</b>	<b>10</b>	<b>520</b>	<b>500</b>	<b>5</b>	<b>1020</b>	<b>69.86</b>	
<b>CANARD WINERY Permit</b>	<b>925</b>	<b>0</b>	<b>10000</b>	<b>10</b>	<b>70</b>	<b>3640</b>	<b>240</b>	<b>8</b>	<b>3880</b>	<b>24.69</b>	<b>valley floor</b>

**CANARD VINEYARDS**  
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**Winery Comparison (10,000 Gallons)**

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
<b>NAPA VALLEY BUSINESS PARK (AKA AIRPORT INDUSTRIAL AREA) WINERY PERMITS</b>												
SAWYER CELLARS	3743		10000	APPT	8	56	2912	11		3312	0.06	industrial
<b>SMALL WINERY EXEMPTION PERMITS</b>												
ARNS WINERY	800	0	10000	NO	0	0	0	0	0	0	160	hillside
COMBS BROTHERS CELLARS	900	0	10000	NO	0	0	0	0	0	0	18.8	valley floor
<b>OTHER WINERIES- NO VISITATION</b>												
SCIAMBRA WINERY	5159	0	10000	0	0	0	0	0	0	0	41.6	Atlas Peak
CELANI FAMILY VINEYARDS	2150	0	10000	0	0	0	0	0	0	0	20.11	valley floor
SHACKFORD WINERY	2210	0	10000	0	0	0	0	0	0	0	10	valley floor
BEHRENS FAMILY WINERY	2000	0	10000	0	0	0	0	0	0	0	19.96	hillside
<b>CANARD WINERY</b>	<b>925</b>	<b>0</b>	<b>10000</b>	<b>By Appt</b>	<b>10</b>	<b>70</b>	<b>2640</b>	<b>240</b>	<b>8</b>	<b>3880</b>	<b>24.69</b>	<b>valley floor</b>