

“K”

Winery Comparison Analysis

Chanticleer Winery
P14-00304-UP and P14-00305-VAR
Summary of Location and Operation Criteria

LOCATIONAL CRITERIA	STAFF COMMENTS
Size of Parcel	40
Proximity of Nearest Residence	0.25 mile
Number of Wineries Located Within One Mile	10 wineries - 1 appears inactive and 1 is proposed
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	No
Located Within a State Responsibility Area or Fire Hazard Severity Zone	SRA
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	No
Percentage of Estate Grapes Proposed	40%
Number of Proposed Variances	1 - Variance to the 300-foot setback from Vineyard View Drive
Wastewater Processed On-Site	Proposed; Hold & Haul also proposed
Voluntary Greenhouse Gas Emission Reduction Measures Proposed	pre-plumbing for installation of rooftop photovoltaics; providing priority parking for efficient transportation; bicycle incentives; installation of energy conserving lighting; a "green" living vegetated roof to reduce heating and cooling requirements; utilization of caves for barrel storage to reduce cooling requirements; installation of water efficient fixtures; planting of water efficient landscaping; and utilization of recycled process waste water for irrigation
Vanpools, Flexible Work Shifts, Shuttles, or Other Traffic Congestion Management Strategies Proposed	No
Violations Currently Under Investigation	No
High Efficiency Water Use Measures Proposed	Installation of water efficient fixtures
Existing Vineyards Proposed to be Removed	0.25 acres
On-Site Employee or Farmworker Housing Proposed	No
Site Served by a Municipal Water Supply	No

Chanticleer Winery
P14-00304-UP and P14-00305-VAR
Summary of Location and Operation Criteria

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	Not specified; On-site processing also proposed
Trucked in Water Proposed	No

Chanticleer Winery
P14-00304 and P14-00305
Wineries Within One Mile of APN 034-150-045

Name	Address	Bldg Size	Cave Size	Production	Tours/ Tastings	Weekly Visitors	Number of Marketing Events	Employees
DOMAINE CHANDON	2410 CALIFORNIA DR	326074	0	1980000	PUB	1050	29	178
HOPPER CREEK WINERY	6204 WASHINGTON ST	3300	0	20000	NO	0	0	2
BELL WINE CELLARS	6200 WASHINGTON ST	11409	0	60000	APPT	250	28	15
McVICAR WINERY	6155 SOLANO AVE	1200	0	20000	NO	0	0	1
CHATEAU CHEVRE WINERY	2030 HOFFMAN LN	2310	0	5000	TST APPT	0	0	1
ELYSE WINERY	2100 HOFFMAN LN	6650	0	60000	APPT	24	0	7
JOEL GOTT WINES	2055 HOFFMAN LN	13490	0	120000	APPT	85	0	9
COMBS BROTHERS CELLARS	6075 SOLANO AVE	900	0	10000	NO	0	0	0
KEEVER WINERY	26 VINEYARD VIEW DR	7474	2800	10000	APPT	32	15	2
PENDING WINERIES								
SLEEPING LADY WINERY	5537 SOLANO AVE							
YOUNTVILLE WASHINGTON STREET	6170 WASHINGTON ST							

Chanticleer Winery
P14-00304 and P14-00305
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
MELKA WINERY	6359	0	10000	7	30	1560	160	3	1720	10.57	hillside
FAVIA ERICKSON WINEGROWERS	7085	0	10000	15	100	5200	600	18	5800	6.35	valley floor
CANARD WINERY	3005	0	10000	10	70	3640	240	8	3880	24.69	valley floor
AVERAGE CALCULATION	4977	2196	10000	15	71	3670	336	9	3761	26.95	
MEDIAN CALCULATION	3613	0	10000	10	36	1872	222	8	2084	22.61	
CHANTICLEER WINERY	5400	8900	10000	10	70	3650	300	12	3950	40.00	valley floor

Chanticleer Winery
P14-00304 and P14-00305
Winery Comparison (10,000 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
DIAMOND CREEK VINEYARDS	9000	0	10000	10	10	520	500	5	1020	69.86	hillside
AVERAGE CALCULATION	9000	0	10000	10	10	520	500	5	1020	69.86	
MEDIAN CALCULATION	9000	0	10000	10	10	520	500	5	1020	69.86	
CHANTICLEER WINERY	5400	8900	10000	10	70	3650	300	12	3950	40.00	valley floor

Chanticleer Winery
P14-00304 and P14-00305
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
NAPA VALLEY BUSINESS PARK (AKA AIRPORT INDUSTRIAL AREA) WINERY PERMITS												
SAWYER CELLARS	3743		10000	APPT	8	56	2912	11	3312		0.06	industrial
SMALL WINERY EXEMPTION PERMITS												
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
OTHER WINERIES - NO VISITATION												
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		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
CHANTICLEER WINERY	5400	8900	10000	APPT	10	70	3650	300	12	3950	40.00	valley floor